



THE
A-TEAM

**RE/MAX
FIRST**

10 KINCORA GLEN Park #211, Calgary T3R 1K1

MLS® #: **A2197637**

Area: **Kincora**

Listing Date: **02/27/25**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **811**
Low Sqft:
Ttl Sqft: **811**

DOM

0

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding, Concrete, Stone**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$448**
Legal Desc: **1612796**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-2**

Remarks

Pub Rmks:

Welcome to this stunning 2-bedroom, 2-bathroom condo with a spacious den, perfect for a variety of lifestyles. The entire unit has been freshly painted, and the carpets have been professionally shampooed, ensuring a move-in ready experience. The bright and open floor plan boasts 9' ceilings throughout, creating an airy and inviting atmosphere. The modern kitchen features sleek granite countertops, stainless steel appliances, and a convenient eating bar. Granite countertops are found throughout the unit, offering elegance and durability. Enjoy the convenience of in-suite laundry, and rest easy knowing this unit is located in a solid concrete building, providing excellent soundproofing for added privacy. The primary bedroom has a walk-in closet & 3pc ensuite while the 2nd bedroom is large and has ample closet space. Enjoy a spacious covered balcony that can accommodate a variety of patio furniture options. Included with the unit is a titled underground parking stall, with easy access for your convenience. Whether you're a young family, roommates, a work-from-home professional, or looking for a smart investment property, this home offers the perfect layout. Located in the desirable Kincora community, you'll be close to all amenities, making it an ideal location for convenience and lifestyle.

Inclusions:

Garage Fob (1), Building Fob (2)

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





