# \$299,900 - 204, 195 Kincora Glen Road Nw, Calgary

MLS® #A2202934

## \$299,900

2 Bedroom, 2.00 Bathroom, 794 sqft Residential on 0.00 Acres

Kincora, Calgary, Alberta

Bright East-Facing Condo in Kincora | Move-In Ready | Convenient Location

REDUCED PRICE! Enjoy the bright morning sun in this lovely East-facing condo, located in Calgary's desirable North West community of Kincora. Perfectly situated near Costco, Walmart, T&T, a variety of restaurants, drugstores, and more, this condo offers both comfort and convenience.

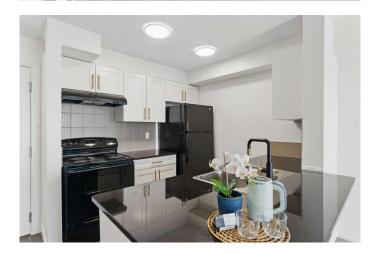
Recently refreshed with new paint and updated light fixtures, this home is truly move-in ready. Kitchen includes range, range hood, refrigerator and dishwasher. Plenty of cupboard space and granite countertops. Can easily add a pantry shelf in the front entry closet that holds the washer and dryer. It features two spacious bedrooms, including a master suite with a full bath. The second full bath is easily accessible, making it perfect for guests or family members. The in-suite laundry with stackable washer and dryer is conveniently located in a large front closet. Step out onto your private front balcony to enjoy the warm weather or relax with a cup of coffee.

This second-floor condo is ideally located next to a quiet concrete-walled stairwell, providing direct access down to the underground titled parking stall. Condo fees cover both heat and water, offering additional convenience.

With easy access to Stoney Trail, Shaganappi Trail, and Beddington Trail, you'll enjoy a hassle-free commute and excellent







connectivity to everything you need. This spacious condo would make a wonderful home or a great addition to your rental portfolio. Private viewings available. Don't miss the opportunity to make this bright and spacious condo your new home!

#### Built in 2014

#### **Essential Information**

MLS® # A2202934 Price \$299,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 794
Acres 0.00
Year Built 2014

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 204, 195 Kincora Glen Road Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0S3

#### **Amenities**

Amenities Elevator(s), Visitor Parking, Secured Parking, Trash

Utilities Phone Available, Cable Internet Access, Electricity Available, Heating

Paid For, Water Paid For

Parking Spaces 1

Parking Titled, Parkade

# of Garages 1

#### Interior

Interior Features Chandelier, Elevator, Kitchen Island, No Smoking Home, Open

Floorplan

Appliances Dishwasher, Range Hood, Refrigerator, Range, Washer/Dryer Stacked

Heating Baseboard, Boiler

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony

Construction Stone, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 85

Zoning M-1

HOA Fees 105

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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