



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**304, 195 Kincora Glen Road NW**  
**Calgary, Alberta**

**MLS # A2229565**



**\$275,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-1 d131
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**MOVE-IN READY!** Check out this 4th Floor, 2 Bedroom Condo with the most spectacular view. This apartment has an open concept floor plan and neutral colours. The living room is an excellent place to entertain your family and friends. Kitchen has 4-appliances, granite countertops, loads of cupboard space and bar style seating. Cozy primary bedroom and secondary room are both east facing for morning sun and with a view. There is ensuite laundry for your convenience and one underground parking stall. The building is Professionally Managed. Don't forget the beautiful balcony to relax after a long day. Close to Sage Hill Shopping District, transit, pathway systems, Kincora Soccer Fields, all major routes and so much more. Book your showing today!