



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

780-897-4003  
dj@djgolden.com

**3305, 402 Kincora Glen Road NW**  
**Calgary, Alberta**

**MLS # A2243883**



**\$268,999**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 677 sq.ft.                                  | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                                                                                    |                   |          |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor                                                                                           | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Tile                                                                                       | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                  | <b>Condo Fee:</b> | \$ 363   |
| <b>Basement:</b>   | -                                                                                                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                          | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | -                                                                                                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

**PRICE IMPROVEMENT!!!** Bright, inviting and thoughtfully designed. This one-bedroom, one-bath condo with a versatile den offers the perfect blend of comfort and functionality. Whether you're working from home or need a little extra space, the den easily transforms into an office, flex room or reading nook to suit your lifestyle. Enjoy a desirable west facing exposure and step out onto an oversized balcony that extends your living space. The open concept kitchen features ample cabinetry and spacious countertop. A walk-in closet connects seamlessly to the bedroom. Located in the Kincora Community, this adult-only residence offers a well-maintained environment designed for comfortable, quiet living. One of the standout features is the titled underground parking giving you secure, dedicated space that's both convenient and highly sought after. With quick access to the Airport and everyday amenities, this home offers true convenience.