

**221, 195 Kincora Glen Road NW**  
**Calgary, Alberta**

**MLS # A2251466**



# \$294,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 848 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                            |                   |        |
|--------------------|------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                          | <b>Condo Fee:</b> | \$ 522 |
| <b>Basement:</b>   | -                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                        | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Granite Counters, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** N/A

Wonderful spacious 2 bedroom, 2 bath PLUS den! Open and functional this home 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. The balcony and condo face north away from the parking lot onto the quiet community. This second-floor condo is ideally located away from the elevator and across from the 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!