

# \$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), Secured Parking, Trash, Visitor Parking  |
| Utilities      | Cable Internet Access, Electricity Available, Heating Paid For, Phone Available, Water Paid For |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled   |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Elevator, Kitchen Island, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Refrigerator, Range, Range Hood, Washer/Dryer Stacked     |
| Heating           | Baseboard, Boiler   |
| Cooling           | None  |
| # of Stories      | 4   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Wood Frame, Stone, Vinyl Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 74              |
| Zoning         | M-1             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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