

# \$300,000 - 422, 195 Kincora Glen Road Nw, Calgary

MLS® #A2218938

**\$300,000**

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

This bright and spacious 2-bedroom, 2-bathroom top-floor condo in Kincora offers one of the most functional layouts for privacy and comfort. A standout feature? TWO parking stalls, one titled heated underground stall (#152) and one front-row assigned outdoor stall (#38) for ultimate convenience! Move-in ready, this south-facing unit is bathed in natural light and features a balcony with breathtaking views. Inside, enjoy an open-concept kitchen with granite countertops, stainless steel appliances, and a brand-new washer & dryer in the spacious laundry room. The primary bedroom boasts its own ensuite, while a second 4-piece bath serves the additional bedroom. This well-managed, pet-friendly complex (one pet under 33 lbs with board approval) includes heat and water in the condo fees. Located just minutes from Costco, Walmart, T&T, Shoppers, coffee shops, and more, with easy access to Stoney, Shaganappi, and Beddington Trails. Don't miss out—book your private viewing today!

Built in 2014

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2218938  |
| Price     | \$300,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 780               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 422, 195 Kincora Glen Road Nw |
| Subdivision | Kincora                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R0S3                        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Visitor Parking               |
| Parking Spaces | 2  |
| Parking        | Parkade, Stall, Titled, Underground, Guest |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, Storage, Vinyl Windows                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Other             |
| Construction      | Stone, Wood Frame |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 66            |
| Zoning         | M-1           |
| HOA Fees       | 105           |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

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