

# **\$325,900 - 323, 195 Kincora Glen Road Nw, Calgary**

MLS® #A2189578

**\$325,900**

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

**\*\*2 Tilted Underground Parking, 2 Beds, 2 Baths plus 1 Den\*\*** Welcome to this charming 2-Bedroom, 2-Bathroom apartment-style condo located on the 3rd floor in the sought-after community of Kincora. Built in 2014, this unit offers modern living with Granite Countertop finishes throughout, a functional layout, and an array of desirable features. Adding to its appeal, this unit includes 2 titled underground heated parking stalls, offering convenience and protection for your vehicles year-round

Step inside to find tile flooring at the entrance, extending into the Kitchen for a clean and cohesive look. The Kitchen is equipped with Stainless Steel Appliances, Granite Countertops, and a central workspace, ideal for home chefs. Adjacent to the Kitchen is a spacious Den, perfect for a home office or play area. A 4-piece full Bathroom is conveniently located next to the Den.

The open-concept Living and Dining area features cozy carpet flooring, a large window that fills the space with natural light, and access to the private balcony, where you can enjoy a relaxing vista view. The unit also includes in-unit laundry for your convenience.

The Primary Bedroom offers a Walk-Through Closet leading to a 4-piece ensuite Bathroom, complete with Granite finishes. On the opposite side of the Living Room, a well-sized



Bedroom with a closet provides additional living space.

This exceptional unit includes 2 titled underground parking stalls, a rare and highly sought-after feature that offers unparalleled convenience and value. Perfect for families or couples, these heated underground parking spaces ensure your vehicles stay protected from the elements year-round, making winter mornings and hot summer days a breeze.

Located close to parks, playgrounds, schools, shopping centers, and walking/bike paths, the building's prime location ensures easy access to everything you need. With proximity to major roads and nearby amenities, this property is the perfect combination of comfort, practicality, and convenience for modern living.

Condo fees include heat, water, professional management, and maintenance, ensuring a worry-free lifestyle. Pet restrictions apply with board approval.

Don't miss this opportunity to own a modern and functional condo in the heart of Kincora!

Built in 2014

**Essential Information**

MLS® #	A2189578
Price	\$325,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment

Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	323, 195 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Stall, Titled, Underground

### Interior

Interior Features	Granite Counters, Open Floorplan, Closet Organizers
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	January 28th, 2025
Days on Market	84
Zoning	M-1

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.