

# \$307,000 - 422, 195 Kincora Glen Road Nw, Calgary

MLS® #A2208138

**\$307,000**

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 with immediate possession available, 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® # A2208138

Price \$307,000

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    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | M-1             |

**Listing Details**

Listing Office                      eXp Realty

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