

# \$325,000 - 204, 195 Kincora Glen Road Nw, Calgary

MLS® #A2202934

**\$325,000**

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

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	\$325,000
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	Heating Paid For, Phone Available, Water Paid For, Cable Internet Access, Electricity Available
Parking Spaces	1
Parking	Parkade, Titled
# of Garages	1

### **Interior**

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

## Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	9
Zoning	M-1
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.