

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

### Exterior

Exterior Features Balcony  
Construction Vinyl Siding, Wood Frame, Stone

### Additional Information

Date Listed January 28th, 2025  
Days on Market 87  
Zoning M-1

### Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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