



GRASSROOTS

REALTY GROUP

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**3103, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2298870



\$464,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,154 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Wall Mount

Welcome to this beautifully maintained 2-bedroom, 2-bathroom plus den corner unit in a highly desirable 18+ building in Kincora. Offering 1,153 sq. ft. of bright, open-concept living space, this home is filled with natural light from expansive corner windows and offers a private setting with no immediate neighbours. The modern kitchen features quartz countertops, stainless steel appliances, a pantry, and additional custom-built cabinetry for extra storage, along with custom window coverings. Additional highlights include two titled parking stalls, two storage lockers, and a private balcony with a gas BBQ hookup—perfect for summer evenings. Enjoy year-round comfort with air conditioning. Ideally located just minutes from Beacon Hill Shopping Centre with easy access to Costco, Walmart, restaurants, and major amenities. A perfect blend of comfort, convenience, and low-maintenance living.