



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

MLS # A2325450

\$450,000



Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,154 sq.ft.	Age:	2013 (13 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: N/A

If you've been searching for one-level living but every condo feels too small, too crowded, or like a compromise, this is the one you've been waiting for. Forget squeezing your life into a tiny floor plan. This rare Kincora home offers the kind of space developers simply don't build anymore with 2 bedrooms, 2 bathrooms, a dedicated den, 2 titled underground parking stalls, and 2 storage lockers. It's the perfect fit for someone ready to leave behind the stairs and yard work without giving up the comfort of a spacious home. The main floor corner location is another feature you'll quickly appreciate. It offers exceptional privacy, easy everyday access, and you'll never have to worry about waiting for, or relying on, an elevator. Inside, thoughtful upgrades set this home apart. Custom kitchen cabinetry provides incredible storage, high-end electric blinds add convenience and style, and central air conditioning keeps you comfortable all summer long. This isn't a condo that asks you to compromise. It's a home designed for the next chapter, where less maintenance simply means more time to enjoy life. Some opportunities disappear because they're priced right. Others disappear because they simply don't exist anymore. This one is both.