



GRASSROOTS
REALTY GROUP

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**423, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2329730



\$310,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d131
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, See Remarks		

Inclusions: None

Welcome to one of the most desirable floor plans in the building, where exceptional value, modern upgrades, and breathtaking top-floor views come together to create the perfect place to call home. Thoughtfully designed with both comfort and functionality in mind, this bright and spacious condo is an outstanding opportunity for first-time buyers, downsizers, or savvy investors alike. Wake up to stunning views from nearly every room. The primary bedroom offers a peaceful retreat, complete with large windows, a walk-through closet, and a private 4-piece ensuite. The second bedroom features a versatile layout, making it ideal for family, guests, or a home office. A separate den provides the perfect flex space for working from home or dinning room. The stylish kitchen is sure to impress with granite countertops, modern finishes, ample cabinetry, and plenty of prep space for everyday living or entertaining. The open-concept living and dining area is bright and welcoming, creating an ideal space to relax or host friends and family while enjoying the beautiful top-floor views. Heated underground parking adds year-round convenience, with a premium parking stall located just steps from the elevator. Ideally situated with quick access to Stoney Trail, shopping, restaurants, parks, and a wide range of amenities, this home offers the perfect balance of comfort, convenience, and lifestyle. Whether you're looking for your first home, a low-maintenance place to downsize, or a turnkey investment in a desirable location, this move-in-ready condo checks all the boxes. Don't miss your opportunity to make it yours—book your private showing today!