

# \$269,900 - 2211, 402 Kincora Glen Road Nw, Calgary

MLS® #A2199342

**\$269,900**

1 Bedroom, 1.00 Bathroom, 676 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Welcome to this charming and affordable condo in the vibrant Kincora community! With unbeatable access to local amenities, this adult-only building offers the perfect blend of comfort and convenience. Featuring a spacious one-bedroom, one-bathroom unit with a cozy den, it's an ideal choice for first-time buyers or savvy investors looking for a great opportunity.

Enjoy the luxury of your own titled underground parking spot, conveniently located near the elevator for quick and easy access to your home. Step outside onto your large balcony, complete with a BBQ gas line, and imagine relaxing with your favorite drink on warm summer evenings.

Located just 14 minutes from Calgary International Airport and 20 minutes to downtown, you'll have easy access to everything you need.

This is the one you've been waiting for! Don't miss out! Contact your favorite realtor today to schedule a showing!

Built in 2015

## Essential Information

MLS® # A2199342

Price \$269,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 676               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2211, 402 Kincora Glen Road Nw |
| Subdivision | Kincora                        |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 0V2                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Titled, Underground, Secured                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings                |
| Heating           | In Floor, Natural Gas   |
| Cooling           | Other   |
| # of Stories      | 4   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard    |
| Construction      | Concrete, Stone, Stucco, Wood Frame |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 7th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 61  |
| Zoning         | M-2 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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