1107, 402 Kincora Glen Road NW Calgary, Alberta

MLS # A2251998

\$485,000

		Division:	Kinco	Kincora Residential/Low Rise (2-4 stories) Apartment-Single Level Unit			
		Туре:	Resid				
		Style:	Apart				
		Size:	1,148	sq.ft.	Age:	2016 (9 yrs old)	
		Beds:	2		Baths:	2	
		Garage:	Parka	de, Stall, Unc	derground		
		Lot Size:	-				
		Lot Feat:	-				
Heating:	In Floor, Natural Gas			Water:	-		
Floors:	Carpet, Ceramic Tile, Laminate			Sewer:	-		
Roof:	Asphalt Shingle			Condo Fee	\$ 593		
Basement:	None			LLD:	-		
Exterior:	Stone, Stucco, Wood Frame			Zoning:	M-2 d20	0	
Foundation:	Poured Concrete			Utilities:	-		
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home	•					
Inclusions:	none						

This beautifully maintained former show suite offers a rare 1,148 square feet of upgraded living space in a bright, corner layout with windows on two sides. Featuring 2 bedrooms, 2 full bathrooms, a den, a dining area, a large island with an eating bar, and in-suite laundry, this unit is both spacious and functional. Upgrades include tile flooring in the entryway, kitchen, and bathrooms, quartz countertops, top-of-the-line stainless steel appliances, a stylish backsplash, a custom window blind package, a full-wall fireplace treatment with a mantle, and central air conditioning for year-round comfort. A standout feature is the ability to enter your unit directly from the private balcony, with your second parking stall conveniently located just steps away from the patio door. The property also includes an oversized underground parking stall and a private, generously sized storage room measuring 4'8" wide, 8'5" deep, and 9'2" high. **Why Kincora?** Kincora is a peaceful, family-friendly community in Calgary's northwest, offering scenic walking trails, green spaces, and convenient access to major routes like Stoney Trail. With nearby shopping and dining options at Creekside Shopping Centre and Sage Hill Crossing, it's a perfect blend of tranquility and convenience.