

# \$307,000 - 422, 195 Kincora Glen Road Nw, Calgary

MLS® #A2208138

**\$307,000**

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

This bright and spacious 2-bedroom, 2-bathroom top-floor condo in Kincora offers one of the most functional layouts for privacy and comfort. A standout feature? TWO parking stalls—one titled heated underground stall (#152) and one front-row assigned outdoor stall (#38) for ultimate convenience! Move-in ready with immediate possession available, this south-facing unit is bathed in natural light and features a balcony with breathtaking views. Inside, enjoy an open-concept kitchen with granite countertops, stainless steel appliances, and a brand-new washer & dryer in the spacious laundry room. The primary bedroom boasts its own ensuite, while a second 4-piece bath serves the additional bedroom. This well-managed, pet-friendly complex (one pet under 33 lbs with board approval) includes heat and water in the condo fees. Located just minutes from Costco, Walmart, T&T, Shoppers, coffee shops, and more, with easy access to Stoney, Shaganappi, and Beddington Trails. Don't miss out—book your private viewing today!



Built in 2014

## Essential Information

MLS® # A2208138

Price \$307,000

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	780
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	422, 195 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0S3

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Guest, Parkade, Stall, Titled, Underground

### Interior

Interior Features	Granite Counters, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Construction	Stone, Wood Frame

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	31
Zoning	M-1

**Listing Details**

Listing Office                    eXp Realty

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