# \$319,900 - 225, 195 Kincora Glen Road Nw, Calgary

MLS® #A2232501

### \$319,900

2 Bedroom, 2.00 Bathroom, 878 sqft Residential on 0.00 Acres

Kincora, Calgary, Alberta

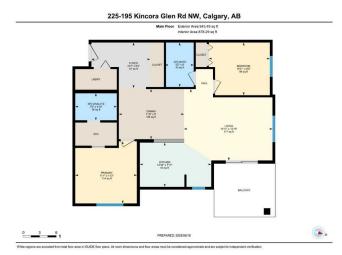
Welcome to Unit 225 at 195 Kincora Glen Road NW – a corner unit offering what might just be the best layout in the building. This bright and spacious 2-bedroom, 2-bathroom home checks all the boxes, with thoughtful design and quality finishings throughout.

Step into the generous foyer, where you'll find built-in closet storage and room for a bench or seating area â€" a rare and welcome feature. The two large bedrooms are ideally positioned on opposite sides of the unit, offering maximum privacy. At the heart of the home is a bright, open-concept living area that seamlessly connects the formal dining space, modern kitchen with stone countertops and ample cabinetry, and a welcoming living room that opens to your large covered corner deck â€" perfect for relaxing or entertaining.

The primary suite comfortably fits a king-sized bed and features a walk-through closet leading to a private 3-piece ensuite. The second bedroom is equally spacious and is located beside a full 4-piece guest bath. Additional highlights include in-suite laundry tucked into a dedicated walk-in closet and a massive titled underground parking stall with storage space at the front – ideal for larger vehicles or extra storage or both!

Enjoy the convenience of being just steps from the many shops and amenities of Sage Hill, including Walmart and T&T Supermarket.







Transit is easily accessible, and major routes like Shaganappi and Stoney Trail are just minutes away.

Don't miss your chance to own one of the best units in the complex – book your showing today!

Built in 2014

#### **Essential Information**

MLS® # A2232501 Price \$319,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 878
Acres 0.00
Year Built 2014

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 225, 195 Kincora Glen Road Nw

Subdivision Kincora
City Calgary
County Calgary
Province Alberta
Postal Code T3R 0S3

#### **Amenities**

Amenities Elevator(s), Parking, Picnic Area, Secured Parking, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Electric Gate, Enclosed, Heated Garage, Oversized, Parkade, Secured,

Stall, Titled, Underground

#### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, No Animal

Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Hot Water

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Mixed, Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 19th, 2025

Days on Market 9

Zoning M-1 d131

HOA Fees 105

HOA Fees Freq. ANN

## **Listing Details**

Listing Office 2% Realty

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