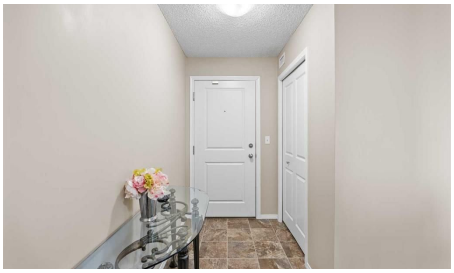
324 195 Kincora Glen Road NW

Calgary | Active | MLS® A2349583

$275,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**875 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this beautiful home in the highly sought-after, family-friendly community of Kincora! Kept in absolute mint condition, this inviting 2-bedroom plus den, 2-bathroom corner unit offers urban living at its finest. You'll be perfectly situated just steps away from fantastic amenities, including transit routes, shopping centers, schools, recreational facilities, and scenic walking and biking paths. Step inside and you'll find a generously sized entry area and a convenient in-suite laundry room, as well as a den that flows seamlessly into the bright, open-concept living and dining area. The well-appointed kitchen impresses with abundant cabinetry, large island with granite countertops and stainless steel appliances. The spacious primary suite comes complete with a walk-through closet and a private 4-piece ensuite. beside the living/dining room is a full 4-piece bathroom and a lovely second bedroom. Step outside from the living room to your own private oasis-a beautiful outdoor living space boasting amazing south-facing balcony views as far as the eye can see. It is the perfect spot for soaking up the sun and hanging out on warm days. For added convenience and peace of mind, condo fees comfortably cover both heat and water. Plus, with quick access to Stoney Trail, Shaganappi Trail, and Beddington Trail, your commute will be effortless, keeping you perfectly connected to everything you need. This home has one underground parking stall and an additional parking stall outside.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349583
Bedrooms	2
Bathrooms	2
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	875 sq. ft.

Condo Fee:	$550.89
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	2
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1411105
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Kincora
Amenities:	Elevator(s), Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 11' × 11' ·
Main Floor	Bedroom · 10'11" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone N
Zoning:	M-1 d131
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/324-195-kincora-glen-road-nw-calgary-a2349583/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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