

225, 195 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2232501



**\$319,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Enclosed, Heated Garage, Oversized, Parkade, Secured, Stall,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding	<b>Zoning:</b>	M-1 d131
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV and Mount in Living Room		

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 — 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 — 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 tiled 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!