

3203, 402 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2276347



## \$434,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,163 sq.ft.                       | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 586   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco   | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | French Door, No Animal Home, No Smoking Home, Vinyl Windows |                   |          |

**Inclusions:** N/A

Discover this 18+ two-bedroom, two-bathroom corner unit in the desirable community of Kincora, offering exceptional privacy and a spacious open-concept floor plan. This home is immaculately maintained and truly move-in ready. Ideally located just minutes from shopping, the airport, and major transit routes, it is perfect for empty nesters looking to downsize or anyone seeking a lock-and-go lifestyle. The unit includes titled heated underground parking, adding year-round comfort and convenience. Kincora Summit is an impeccably managed complex with a strong, well-funded reserve fund, helping to keep condo fees reasonable. The kitchen features high-end stainless steel appliances, quartz countertops, soft-close cabinetry, and in-floor heating for added comfort. Enjoy outdoor living on the private patio with a gas line, ready for all your barbecuing needs. Residents of Kincora enjoy access to over 100 acres of environmental reserve, complete with paved walking and biking pathways, offering a peaceful connection to nature right outside your door.