

3103, 402 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2298870



## \$464,900

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV Wall Mount

Welcome to this beautifully maintained 2-bedroom, 2-bathroom plus den corner unit in a highly desirable 18+ building in Kincora. Offering 1,153 sq. ft. of bright, open-concept living space, this home is filled with natural light from expansive corner windows and offers a private setting with no immediate neighbours. The modern kitchen features quartz countertops, stainless steel appliances, a pantry, and additional custom-built cabinetry for extra storage, along with custom window coverings. Additional highlights include two titled parking stalls, two storage lockers, and a private balcony with a gas BBQ hookup—perfect for summer evenings. Enjoy year-round comfort with air conditioning. Ideally located just minutes from Beacon Hill Shopping Centre with easy access to Costco, Walmart, restaurants, and major amenities. A perfect blend of comfort, convenience, and low-maintenance living.