

**3203, 402 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2276347



\$449,900

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

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 586
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	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.