

313, 195 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2173846



**\$310,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-1 d131
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** na

Welcome to this two-bedroom condo with an open concept floor plan welcomes you with its warmth as you step in, an incredible value for a first-time home buyer or savvy investor. Upgrades throughout with espresso-stained maple cabinets, granite counters in kitchen & bathroom. Ceramic tile & carpet flooring. Spacious living room with access to large covered deck. Bedrooms are of good size, 4 piece bath & in suite laundry. Close to amenities, Schools, bus service, Fire station, Police, shopping centers, Parks, Grocery stores near by (Walmart Just 4 mins walk), and ample of visitors parking. Easy get away via Shaganappi and Stoney Trail Don't miss out on this opportunity