

195 Kincora Glen Road NW # 417 Calgary, AB T3R 0S3

**Residential
Incomplete
Banner:**

A2191494

DOM: 0 **LP:** \$319,000.00
CDOM: **OP:**

Top-Floor Gem in Kincora! ? Bright, Modern & Move-In Ready with Low Condo Fees!



Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Kincora
Type:	Low Rise (2-4 stories)	Ttl Beds:	2
Levels:	Single Level Unit	F/H Bth:	2/0
Year Built:	2014	RMS SQFT:	762.00
LINC#:	0036119410	LP/SF:	\$418.64
Arch Style:	Apartment	Suite:	No
Possession:	Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	
Legal Desc:	1411105;87	Condo:	Yes
Legal Pln:	1411105 Blk:		
Zoning:	M-1	Tax Amt/Yr:	\$1,608.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	Pet Restrictions or Board approval Required		

Public Remarks: If you've been on the hunt for an affordable, move-in-ready home in a fantastic NW Calgary location—this might just be the one! Welcome to your top-floor condo in the sought-after community of Kincora. Whether you're a first-time buyer, an investor looking for a solid rental, or someone ready to downsize without compromise, this home checks all the boxes. Let's take a look! Step inside to an open-concept layout that makes everyday living and entertaining a breeze. Natural light floods the space through large windows, leading you straight into the heart of the home—the living and dining area. And let's talk about this kitchen! You get sleek stainless steel appliances, granite countertops throughout, and plenty of storage space—because we all know, a great kitchen makes a great home. The primary bedroom features a walk-through closet that leads right into your private ensuite. No fighting over sink space or closet space here! Plus, you've got a second bedroom—perfect for guests or a roommate—and a versatile den/office space, ideal for working from home or extra storage. And let's not forget in-suite laundry—because no one loves hauling baskets to a shared laundry room. And check this out—a private balcony with great views, the perfect spot to enjoy your morning coffee or unwind after a long day. Kincora isn't just a place to live—it's a community that connects you to everything you need. You're just minutes from Sage Hill Crossing, Beacon Hill, and Creekside Shopping Center, giving you access to grocery stores, restaurants, cafes, and more. Plus, easy access to major roads like Stoney, Shaganappi, and Sarcee Trail makes commuting a breeze. Now, here's the best part—this condo comes with LOW monthly fees that include heat, water, and sewer. Affordable, stylish, and in an unbeatable location—this is your chance to own a fantastic home in one of Calgary's best NW communities. Would you like to see it in person? Let's set up a tour—just send me a message, and let's get you through the door before it's gone!

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P	Main:	70.79	Mtr2	762.00	SqFt
Baths:	0	0	0	1	0	0	Bed Abv:	2	Mtr2	762.00	SqFt
EnSt Bth:	0	0	0	1	0	0	Rms Abv:	6			

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	Baseboard	Cooling:	None
Construction:	Stone, Vinyl Siding, Wood Frame	Fireplaces:	0
Foundation:		Flooring:	Carpet, Laminate
Exterior Feat:	Balcony	Fencing:	
Roof Type:		Balcony:	Balcony(s)
Reports:	RMS Supplements		
Parking:	Assigned, Stall Total: 1		
Features:	Closet Organizers, Granite Counters, Open Floorplan		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Goods Include:	N/A		
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer		
Other Equip:	None		
Goods Exclude:	N/A		

Condo Information


Condo Name:	Z-name Not Listed	Condo Fee:	\$439.13/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	Simco Property Management/4032340166	Floor #:	4
Prk Plan Type:	Assigned	# Elevators:	
Legal Desc:	1411105/87	Total Floors:	4
Legal Park:		Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	E
# of Units:		Unit Factor:	99
Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal	Prk Unit Factor:	
Reg Size Incl:	Interior Above Grade	Floor Location:	Top
Assoc Amen:	None		
Pets Allowed:	Restrictions, Yes		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6`4" x 6`7"	Kitchen	Main	8`3" x 9`2"
Living	Main	12`4" x 7`4"	Den	Main	9`11" x 6`7"
Laundry	Main	3`5" x 2`11"	Balcony	Main	11`6" x 9`1"

Primary Bed	Main	9`10" x 10`8"	3.00M x 3.25M	Bedrm	Main	8`10" x 12`1"	2.69M x 3.68M
4pc Bathroom	Main	4`11" x 7`3"	1.50M x 2.21M	4pc Ensuite bath	Main	7`10" x 4`11"	2.39M x 1.50M

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	01/31/2025
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	05/30/2025
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/CREB lockbox with Lockbox at unit door	Dower Rt:	
Owner Name:	Sanchez	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).