

# \$294,900 - 221, 195 Kincora Glen Road Nw, Calgary

MLS® #A2251466

**\$294,900**

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Wonderful spacious 2 bedroom, 2 bath PLUS den! Open and functional this home features two spacious bedrooms, including a master suite with a full bath. The second full bath is easily accessible, making it perfect for guests or family members. The in-suite laundry with stackable washer and dryer is conveniently located in a large front closet. Step out onto your private front balcony to enjoy the warm weather or relax with a cup of coffee. The balcony and condo face north away from the parking lot onto the quiet community. This second-floor condo is ideally located away from the elevator and across from the stairwell, providing direct access down to the underground titled parking stall. Condo fees cover both heat and water, offering additional convenience. With easy access to Stoney Trail, Shaganappi Trail, and Beddington Trail, you'll enjoy a hassle-free commute and excellent connectivity to everything you need. This spacious condo would make a wonderful home or a great addition to your rental portfolio. Private viewings available. Don't miss the opportunity to make this bright and spacious condo your new home!

Built in 2014

## Essential Information

MLS® # A2251466

Price \$294,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 221, 195 Kincora Glen Road Nw |
| Subdivision | Kincora                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 0S3                       |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Elevator(s), Garbage Chute, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Underground                                                               |
| # of Garages   | 1                                                                         |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, No Smoking Home, Vinyl Windows                                      |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Cooktop |
| Heating           | Baseboard                                                                                       |
| Cooling           | None                                                                                            |
| # of Stories      | 4                                                                                               |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 16                |
| Zoning         | M-1               |
| HOA Fees       | 105               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.