

# \$495,000 - 1107, 402 Kincora Glen Road Nw, Calgary

MLS® #A2251998

**\$495,000**

2 Bedroom, 2.00 Bathroom, 1,148 sqft  
Residential on 0.00 Acres

Kincora, Calgary, Alberta

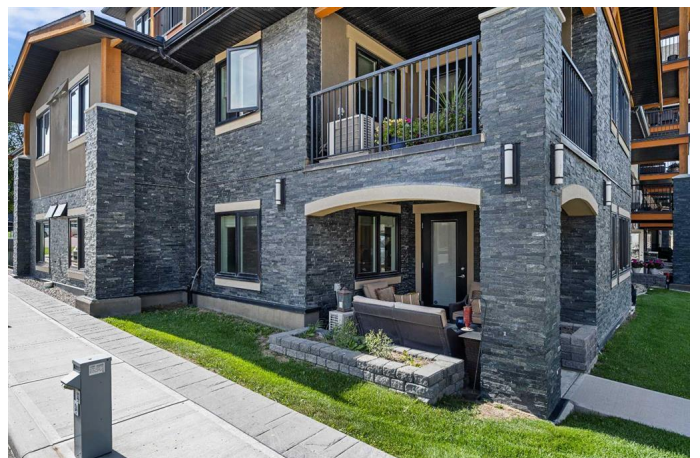
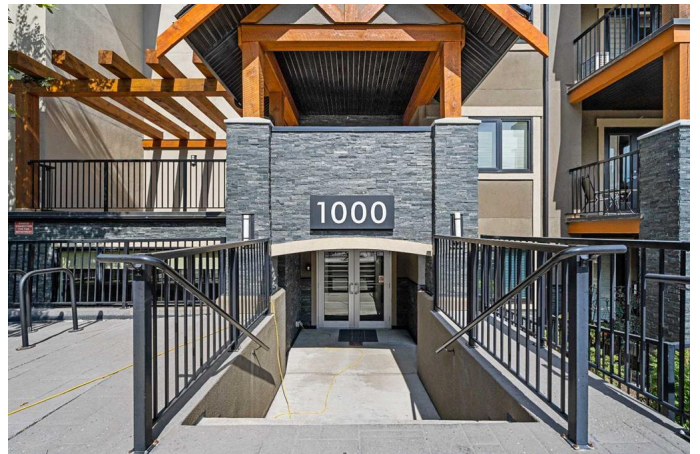
This beautifully maintained former show suite offers a rare 1,148 square feet of upgraded living space in a bright, corner layout with windows on two sides. Featuring 2 bedrooms, 2 full bathrooms, a den, a dining area, a large island with an eating bar, and in-suite laundry, this unit is both spacious and functional. Upgrades include tile flooring in the entryway, kitchen, and bathrooms, quartz countertops, top-of-the-line stainless steel appliances, a stylish backsplash, a custom window blind package, a full-wall fireplace treatment with a mantle, and central air conditioning for year-round comfort.

A standout feature is the ability to enter your unit directly from the private balcony, with your second parking stall conveniently located just steps away from the patio door. The property also includes an oversized underground parking stall and a private, generously sized storage room measuring 4'8" wide, 8'5" deep, and 9'2" high.

**\*\*Why Kincora?\***

Kincora is a peaceful, family-friendly community in Calgary's northwest, offering scenic walking trails, green spaces, and convenient access to major routes like Stoney Trail. With nearby shopping and dining options at Creekside Shopping Centre and Sage Hill Crossing, it's a perfect blend of tranquility and convenience.

Built in 2016



## Essential Information

MLS® #	A2251998
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1107, 402 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0v2

## Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, See Remarks
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	18
Zoning	M-2 d200

### **Listing Details**

Listing Office	eXp Realty
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