

# \$319,900 - 225, 195 Kincora Glen Road Nw, Calgary

MLS® #A2232501

**\$319,900**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

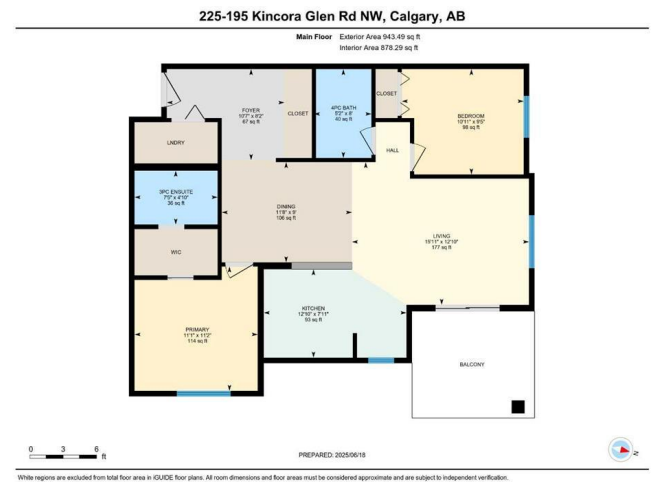
Kincora, Calgary, Alberta

Welcome to Unit 225 at 195 Kincora Glen Road NW â€” a corner unit offering what might just be the best layout in the building. This bright and spacious 2-bedroom, 2-bathroom home checks all the boxes, with thoughtful design and quality finishings throughout.

Step into the generous foyer, where you'll find built-in closet storage and room for a bench or seating area â€” a rare and welcome feature. The two large bedrooms are ideally positioned on opposite sides of the unit, offering maximum privacy. At the heart of the home is a bright, open-concept living area that seamlessly connects the formal dining space, modern kitchen with stone countertops and ample cabinetry, and a welcoming living room that opens to your large covered corner deck â€” perfect for relaxing or entertaining.

The primary suite comfortably fits a king-sized bed and features a walk-through closet leading to a private 3-piece ensuite. The second bedroom is equally spacious and is located beside a full 4-piece guest bath. Additional highlights include in-suite laundry tucked into a dedicated walk-in closet and a massive titled underground parking stall with storage space at the front â€” ideal for larger vehicles or extra storage or both!

Enjoy the convenience of being just steps from the many shops and amenities of Sage Hill, including Walmart and T&T Supermarket.



Transit is easily accessible, and major routes like Shaganappi and Stoney Trail are just minutes away.

Don't miss your chance to own one of the best units in the complex – book your showing today!

Built in 2014

### Essential Information

MLS® #	A2232501
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	225, 195 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0S3

### Amenities

Amenities	Elevator(s), Parking, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Electric Gate, Enclosed, Heated Garage, Oversized, Parkade, Secured, Stall, Titled, Underground

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	11
Zoning	M-1 d131
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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