

# \$268,999 - 3305, 402 Kincora Glen Road Nw, Calgary

MLS® #A2243883

**\$268,999**

1 Bedroom, 1.00 Bathroom, 677 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

**PRICE IMPROVEMENT!!!** Bright, inviting and thoughtfully designed. This one-bedroom, one-bath condo with a versatile den offers the perfect blend of comfort and functionality. Whether you're working from home or need a little extra space, the den easily transforms into an office, flex room or reading nook to suit your lifestyle. Enjoy a desirable west facing exposure and step out onto an oversized balcony that extends your living space. The open concept kitchen features ample cabinetry and spacious countertop. A walk-in closet connects seamlessly to the bedroom. Located in the Kincora Community, this adult-only residence offers a well-maintained environment designed for comfortable, quiet living. One of the standout features is the titled underground parking giving you secure, dedicated space that's both convenient and highly sought after. With quick access to the Airport and everyday amenities, this home offers true convenience.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243883  |
| Price          | \$268,999 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 677       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 3305, 402 Kincora Glen Road Nw |
| Subdivision | Kincora                        |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 0V2                        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Titled, Underground, Heated Garage, Secured       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor   |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Barbecue         |
| Construction      | Stone, Stucco, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 57              |
| Zoning         | M-2 d200        |

### **Listing Details**

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

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