

\$505,000 - 3408, 402 Kincora Glen Road Nw, Calgary

MLS® #A2170072

\$505,000

3 Bedroom, 2.00 Bathroom, 1,397 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Discover this rare, TOP FLOOR end unit with no neighbours on three sides, offering privacy and exceptional views. Located in the sought-after 18+ Kincora Summit community, this spacious unit features one of the largest floor plans available. Just minutes away from convenient shopping, major transit routes, and quick access to the airport, this unit is perfect for empty nesters looking to downsize or those looking for a low-maintenance, "lock-and-go" lifestyle. This home benefits from multiple sun exposures throughout the day and boasts three private balconies to enjoy both sun and shade. Inside, you'll find an expansive open-concept layout with three generous bedrooms, two full bathrooms, and large living spaces, all with 9-foot ceilings. Abundant natural light pours in through large windows, offering stunning views from every room. The dream kitchen is equipped with high-end stainless steel appliances, Quartz countertops and plenty of high-quality soft-close maple cabinetry. Two of the balconies feature natural gas lines, perfect for barbecuing. Additional comforts include air conditioning & in-floor heating. This unit comes with a titled parking stall in the heated parkade, conveniently located next to the elevator. One of two storage cages are located with the parking stall. A second surface level parking stall is rented until July 31, 2025. A second spacious titled storage locker is located on the same floor as the unit for added convenience. Kincora Summit is an impeccably managed



complex with a well-funded reserve, keeping condo fees reasonable for the size of this unit. The community of Kincora offers over 100 acres of environmental reserve with paved pathways, ideal for walking and biking through nature.

Built in 2015

Essential Information

MLS® #	A2170072
Price	\$505,000
Sold Price	\$492,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,397
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3408, 402 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V2

Amenities

Amenities	Elevator(s), Visitor Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground, Titled

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Stone, Wood Frame, Stucco

Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 14th, 2024
Days on Market	43
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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