

# \$485,000 - 1107, 402 Kincora Glen Road Nw, Calgary

MLS® #A2251998

**\$485,000**

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.

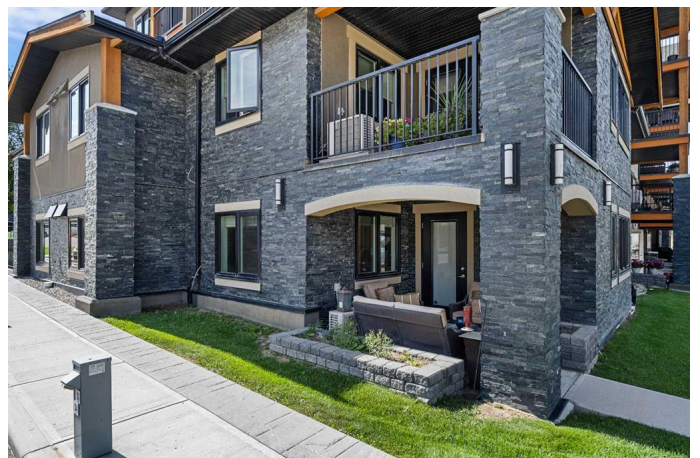
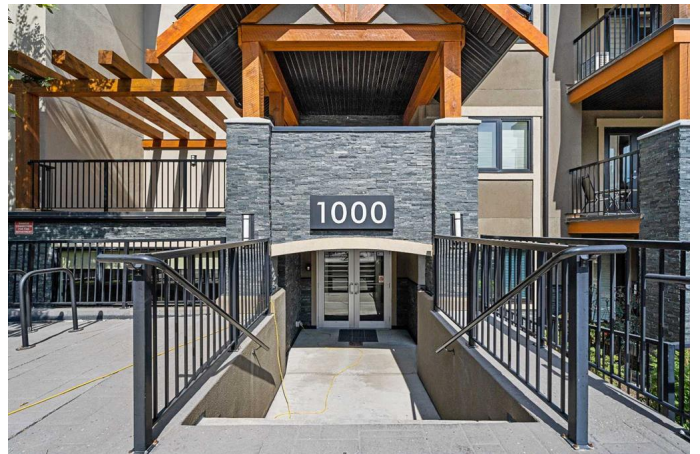
Upgrades include tile flooring in the entryway, kitchen, and bathrooms, quartz countertops, top-of-the-line stainless steel appliances, a stylish backsplash, a custom window blind package, a full-wall fireplace treatment with a mantle, and central air conditioning for year-round comfort.

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          | \$485,000         |
| 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 | 56                |
| Zoning         | M-2 d200          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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