

# \$339,900 - 2306, 402 Kincora Glen Road Nw, Calgary

MLS® #A2225863

**\$339,900**

2 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Discover unbeatable value in the heart of Kincora with this beautifully maintained CORNER UNIT 2-bedroom, 2-bathroom condo offering the perfect combination of comfort, functionality, and location. Whether you're a first-time homebuyer, downsizer, or investor seeking a turn-key property with strong rental potential, this unit checks all the boxes. Enjoy the convenience of a PRIVATE, GROUND-LEVEL PATIO that offers exceptional privacy and views of GREEN SPACE—a rare feature in condo living. As a CORNER UNIT, you'll appreciate the added quiet, natural light, and sense of openness. The unit also includes a TITLED STORAGE LOCKER and what is widely considered the BEST UNDERGROUND PARKING STALL IN THE BUILDING. Located directly across from the GARAGE ENTRANCE, it allows for effortless pull-in and pull-out access—so convenient that other owners have frequently inquired about purchasing it. Step into a thoughtfully designed OPEN-CONCEPT FLOOR PLAN featuring a spacious living and dining area that effortlessly flows into the MODERN KITCHEN—complete with AMPLE CABINETRY and a BREAKFAST BAR for casual dining or entertaining. The two generously sized bedrooms are smartly positioned on opposite sides of the unit, providing added privacy—ideal for roommates, guests, or a home office setup. The PRIMARY BEDROOM includes a WALK-THROUGH CLOSET and a PRIVATE



4-PIECE ENSUITE, while the second bedroom is located right beside another FULL BATH for maximum convenience. Enjoy the luxury of a LARGE, COVERED BALCONY equipped with a BBQ GAS LINEâ€”perfect for grilling or unwinding on warm summer evenings. Your TITLED UNDERGROUND PARKING STALL is just steps from the door, saving you time and the hassle of scraping ice in winter. This WELL-MANAGED, INVESTOR-FRIENDLY BUILDING is nestled in a quiet, well-established community surrounded by PARKS, PATHWAYS, and NATURE RESERVESâ€”yet only minutes from shopping at CREEKSIDE, SAGE HILL CROSSING, and BEACON HILL. With a quick 14-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT and just 20 MINUTES TO DOWNTOWN, commuting is simple and stress-free. This is a rare opportunity to own a low-maintenance home in a high-demand location with premium features throughout.

Built in 2015

### Essential Information

MLS® #	A2225863
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2306, 402 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V2

### Amenities

Amenities	Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground, Drive Through

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Window Coverings
Heating	In Floor, Electric
Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line, Courtyard
Construction	Concrete, Stone, Stucco, Wood Frame

### Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	M-2 d200

### Listing Details

Listing Office	KIC Realty
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