

Kincora

2207 - 402
Kincora Glen
Road NW



THE
McKELVIE
GROUP.com

real
Real Broker

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2207 - 402 Kincora Glen Road NW

This bright, open condominium in the quiet Kincora Summit complex offers comfortable living with an 18+ age restriction that ensures a peaceful community atmosphere. The welcoming floorplan flows seamlessly from room to room, decorated throughout in warm neutral tones that create an instantly inviting environment. The well-appointed kitchen features rich cabinetry, quartz countertops, and stainless steel appliances. A thoughtfully designed peninsula incorporates a breakfast bar, creating natural gathering space for morning coffee or casual meals while maintaining the home's airy, open feel. The sized family room provides comfortable space for daily living and entertaining. Patio doors reveal a covered balcony with room for a small patio set and the convenience of a gas hookup for barbecuing. This sheltered outdoor retreat extends your living space beautifully, offering a private sanctuary for morning coffee or evening relaxation regardless of the weather. Two spacious bedrooms flank the family room, with the primary suite featuring a walkthrough closet that leads to an ensuite bathroom showcasing a large walk-in shower. The second bedroom offers flexibility for guests, home office space, or creative pursuits. An additional full bathroom provides added convenience. Practical amenities enhance daily living, including in-suite laundry facilities and a cozy private den that adapts seamlessly as a workspace, reading nook, or quiet retreat. The titled underground parking stall comes with a storage cage, providing secure, year-round convenience. The Kincora Summit complex's adult-oriented environment cultivates tranquility while positioning you moments from the area's abundant shopping, dining, and recreational amenities. This thoughtfully designed residence delivers comfort and practical functionality within a serene community setting - ideal for professionals, empty nesters, or anyone seeking quality living without traditional home maintenance demands.

Property Details

Offered At: \$335,000

Possession: 30 days, negotiable

Size: 830.55 Sq. Ft.

Property Taxes (2025): \$2,326

Condo Fee: \$448.35/Monthly

Flooring: Carpet, Tile

Heating: In Floor, Natural Gas

Kitchen: Well-appointed kitchen featuring rich cabinetry, quartz countertops, and stainless steel appliances. A thoughtfully designed peninsula incorporates a breakfast bar, creating natural gathering space for morning coffee or casual meals while maintaining the home's airy, open feel.

Laundry: In Unit

Parking: Parkade, Titled, Underground Total: 1

Goods Included: Hoodfan, Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings.

Goods Excluded: Curtains (rods will stay)







THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA: 830.55 SQ. FT.



0 3 6 ft

ROOM DIMENSIONS

Main Building

MAIN FLOOR

3pc Ensuite: 8'1" x 5'

4pc Bath: 8'2" x 5'

Bedroom: 11'6" x 9'11"

Dining: 9'8" x 14'10"

Kitchen: 8'2" x 8'2"

Living: 11'9" x 11'2"

Primary: 11'3" x 10'5"

Main Building

MAIN FLOOR

Interior Area: 830.55 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 830.55 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 830.55 sq ft

Room Measurements

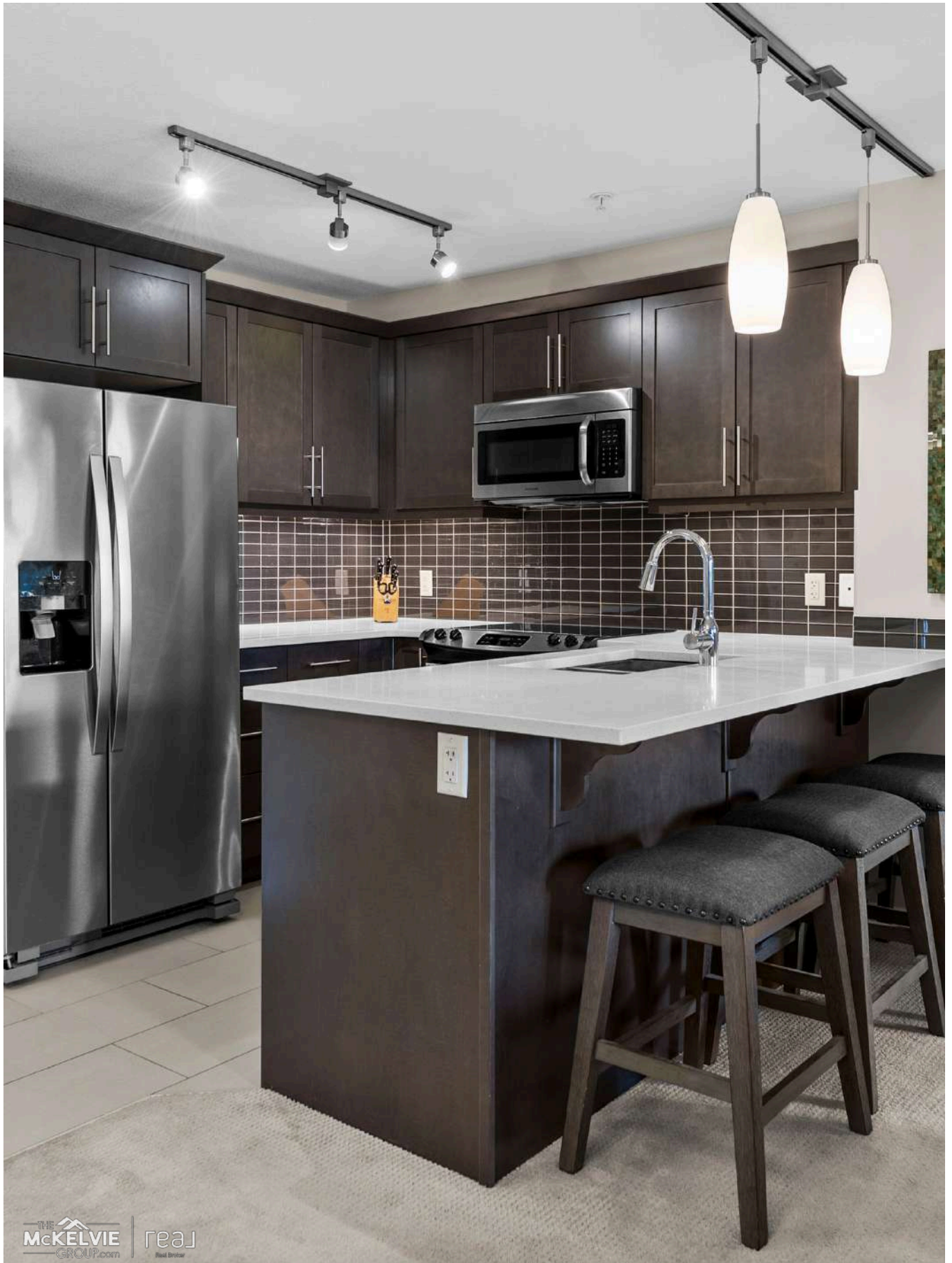
Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

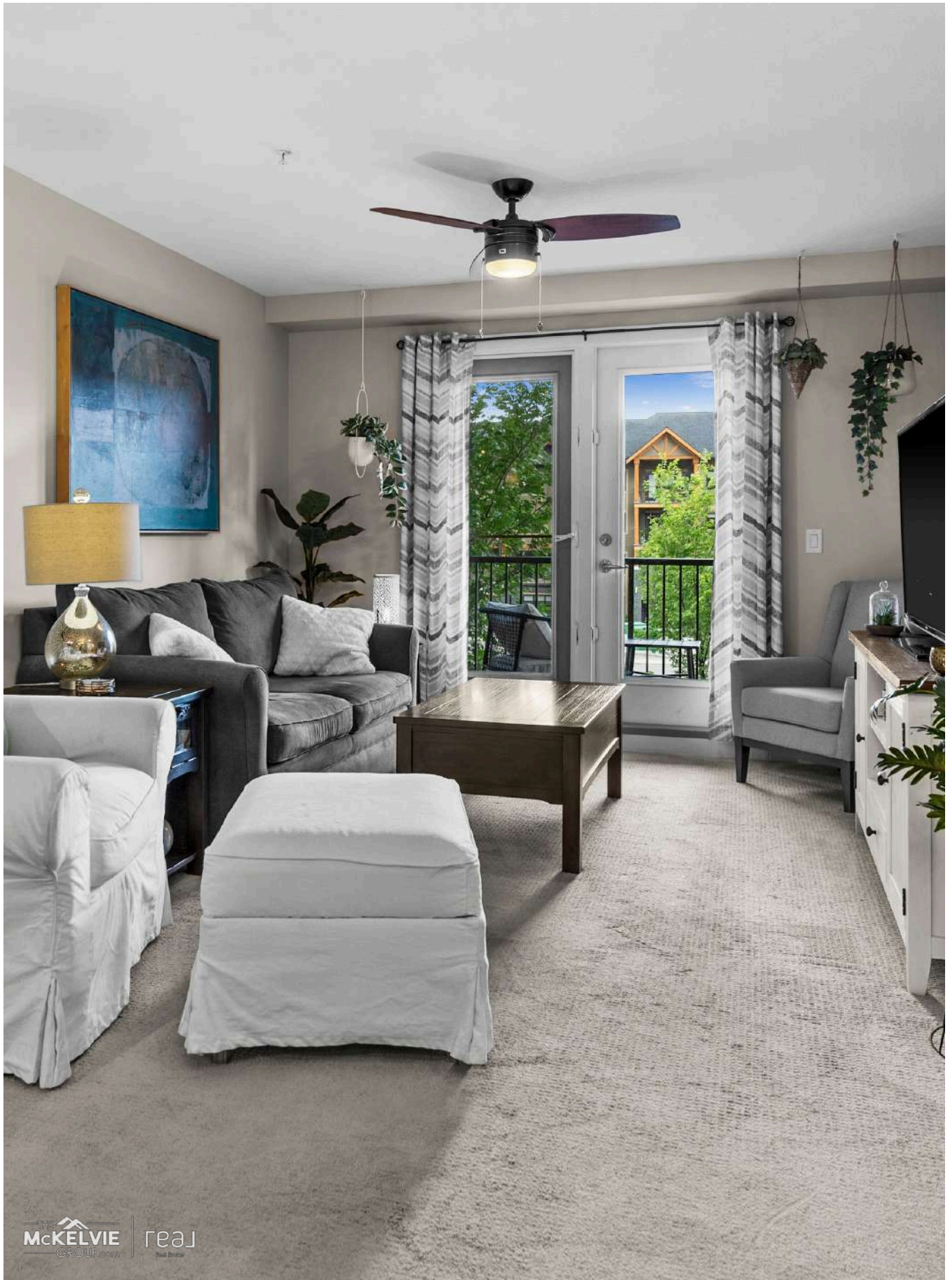








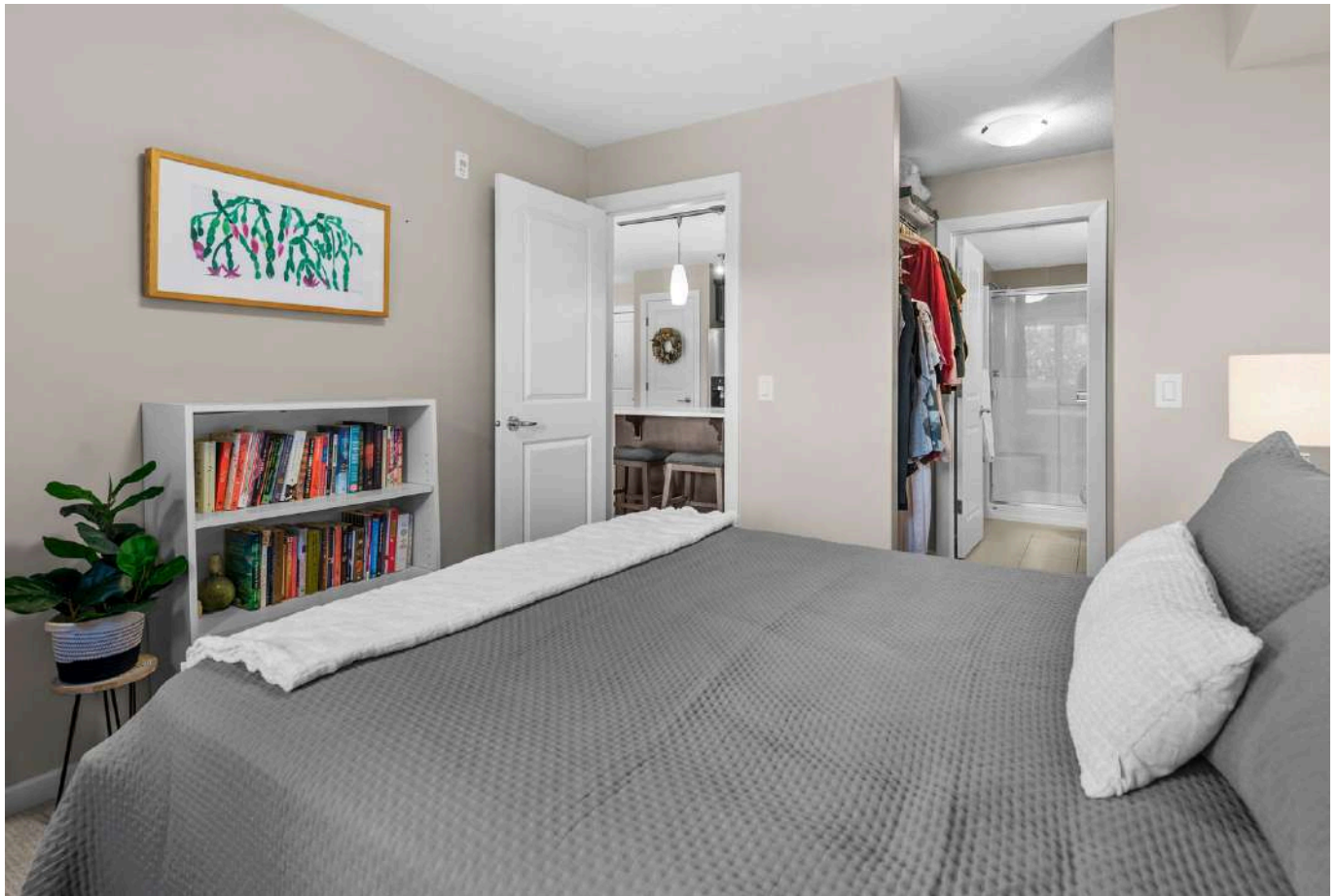








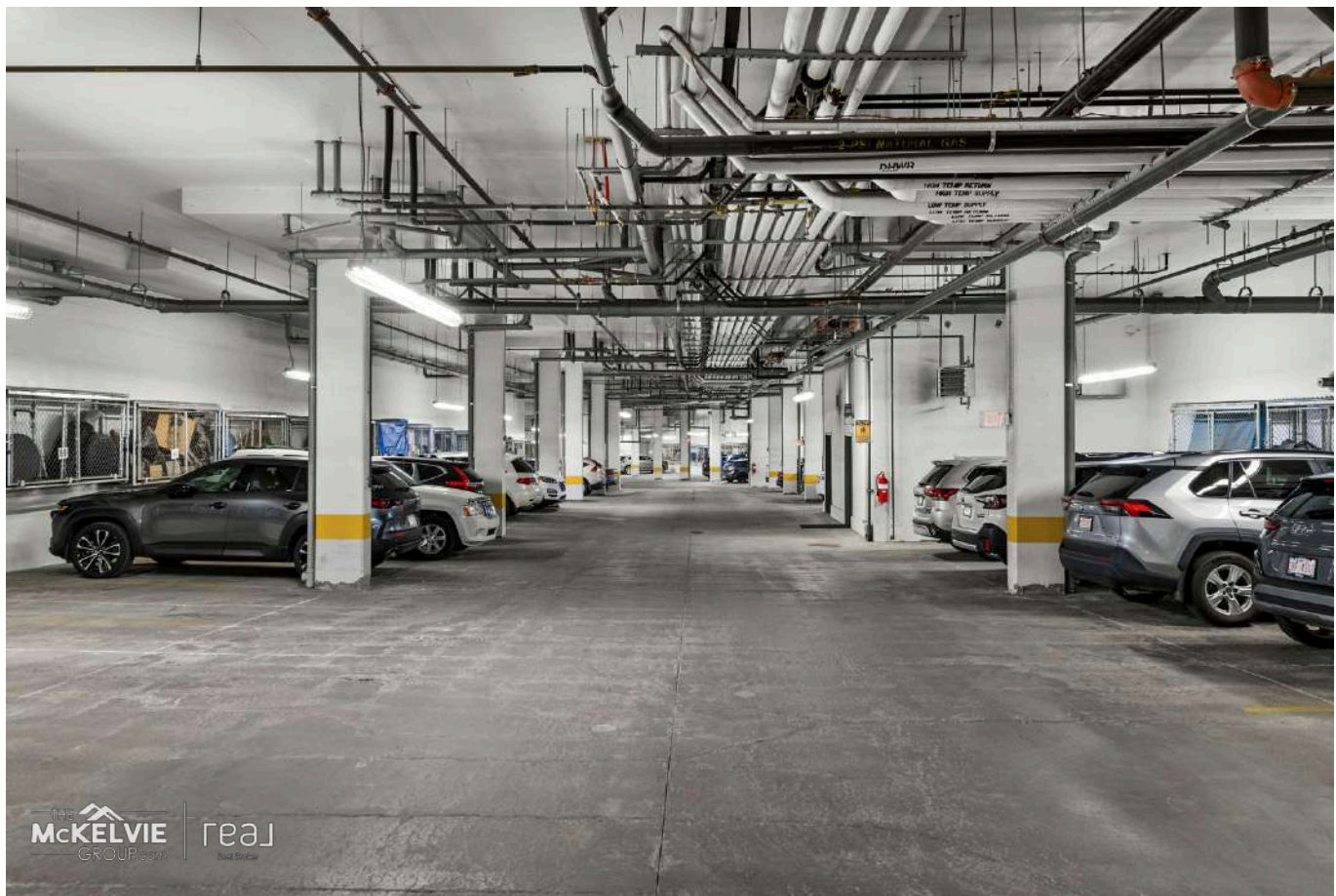
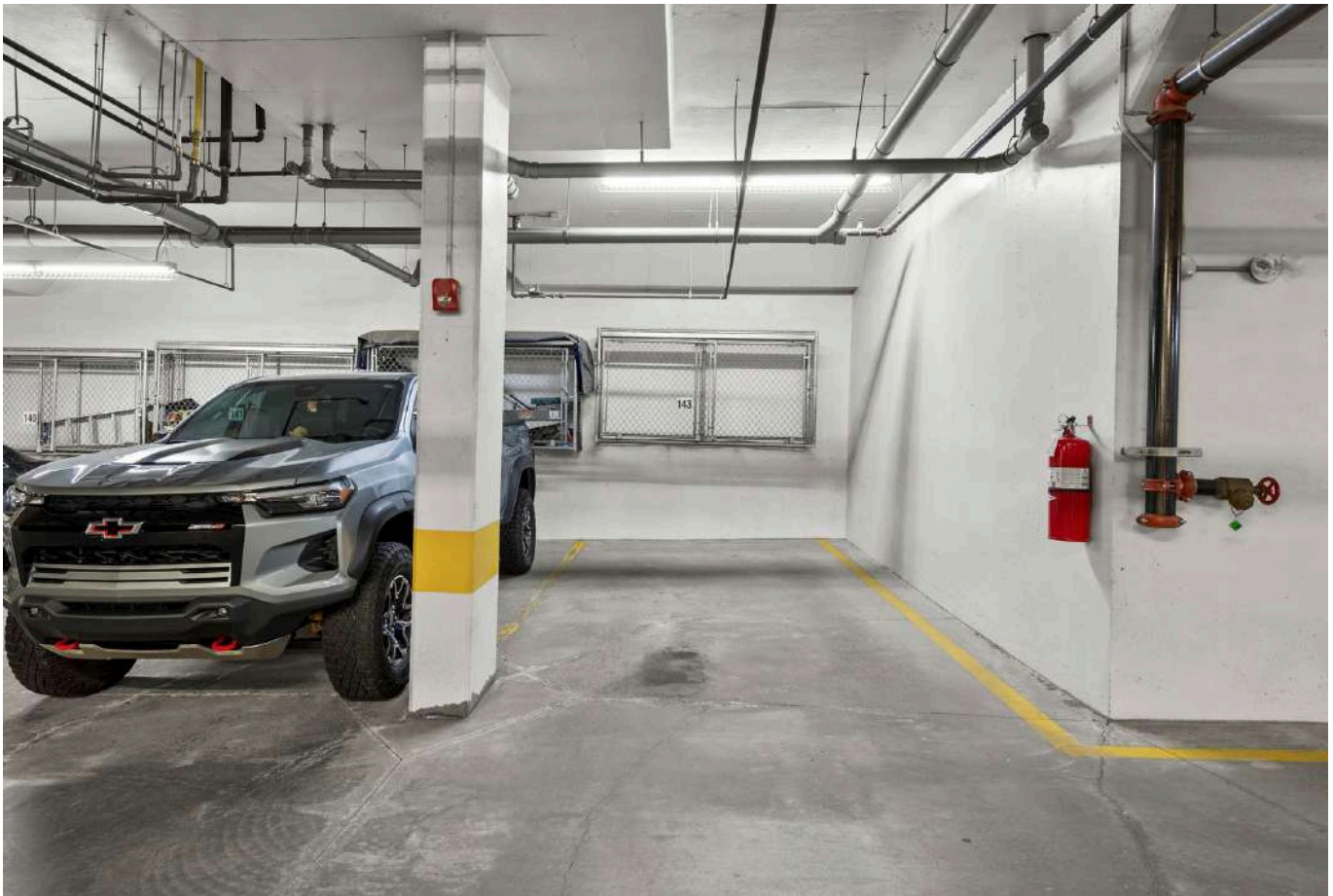












WELCOME TO

Kincora



THE COMMUNITY

WELCOME TO KINCORA

Kincora is a residential neighbourhood in the northwest quadrant of Calgary. Located near the north edge of the city, it is bounded by Sherwood community across Shaganappi Trail to the west, the Sage Hill community across 128 Avenue N.W. to the north, the Evanston community across Symons Valley Road (Highway 772) to the east, and the Hidden Valley community across Stoney Trail to the south. It is one of five communities located within the Symons Valley area.



USEFUL LINKS:

<https://www.facebook.com/KincoraCommunity/>

<https://kincora.org/>

THE COMMUNITY

THE COMMUNITY

Kincora is a beautiful community with 120 acres of park and Environmental Reserve, and an extensively landscaped Storm Water pond with play equipment and gazebo. You will be able to enjoy this peaceful environment with the help of walkways that run along the bottom of the ER and throughout the whole community.

KINCORA COMMUNITY ASSOCIATION

The Kincora Community Association was formed in July 2008 by residents of the Kincora Community. Membership is voluntary but only those with paid up memberships are members. The Kincora Community Association is made up of volunteers who organize, manage and direct social and recreational events in the community. The Kincora Community Association acts as an intervener in civic matters such as planning and development.

Address: P.O. Box 47146 Creekside Calgary, AB T3P 0B2

Email: kincora.info@gmail.com

Website: kincora.org



KINCORA RESIDENTS ASSOCIATION

The Kincora Residents Association is a community-run, non-profit organization responsible for maintaining green spaces and landscaping for Kincora. The KRA is managed by residents of Kincora who volunteer their time for the betterment of the community along with C-Era Property Management for day to day management. Our main objective is to maintain all entrance features, green spaces, the gazebo and Kincora tower. We do not however have any oversight of the natural greenspace areas (ravines) or pathways throughout these areas.

<https://www.kincoraresidents.org/about.html>

THE COMMUNITY



LIBRARIES

Sage Hill Library -
19 Sage Hill Passage NW. 403-260-2600

The Country Hills Library -
Located in the VIVO Rec Centre

PARKS & REC

KINCORA GLEN PARK - KINCORA DR NW

SALLAMIE PARK - 15 KINCORA DR NW

MASON RAVINE - 58 KINLEA CT NW

KINCORA BAY PLAYGROUND - KINCORA DR NW

SHILOH'S PLAYGROUND - KINLEA LINK NW



THE COMMUNITY

Public Transit: It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>

PARKS & REC



NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



THE COMMUNITY

PARKS & REC



VIVO REC CENTER

11950 Country Village Link NE
Calgary, Alberta T3K 6E3
Phone: 403.532.1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM
SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW
Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

SHOPPING

LOCAL SHOPPING

Sage Hill Plaza

Tenants include: T&T, Walmart, coffee shops, restaurants, shops and services and more.

Walmart Supercentre

35 Sage Hill Gate NW

OPEN: 7AM to 11PM

587-230-8411

Evanston Town Centre

2060 Symons Valley Parkway NW

Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants, shops and services.

Gates of Nolan Hill - shopping plaza

Nolan Hill Blvd and Shaganappi Trail

Tenants include: Petro Canada, State and Main Pub, Breathe Hot Yoga, Nolan Hill Pet Hospital and much more.

Creekside Shopping Centre

12432 Symons Valley Rd NW

Tenants include: The Local Pub, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

Beacon Hill Shopping Centre

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



SHOPPING

CONVENIENTLY LOCATED CLOSE TO ALL AMENITIES

The above is just a small fraction of the stores close by. It doesn't even include the many more restaurants, services, clinics, banks, etc.

Close to other NW communities such as Nolan Hill, Sherwood, Evanston, Panorama, Sage Hill, Citadel, Hidden Valley, Sandstone, Country Hills, MacEwan, Hamptons.... So it's a quick drive to visit any friends or family that live in these communities. It's also near the Cross Iron Mills shopping mall!

GROCERY STORES

T & T - 10 Sage Hill Way NW

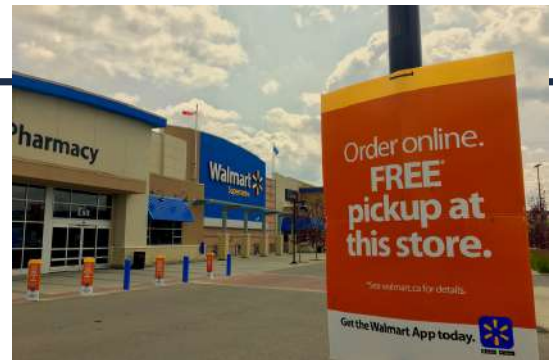
Walmart Super Centre - 35 Sage Hill Gate NW

Sobeys - 2060 Symons Valley Parkway

Creekside Co-op - 12000 Symons Valley Rd NW

Save-On-Foods - 225 Panatella Hill NW

RC Superstore - 100 Country Village Rd NE



MALLS



CROSSIRON MILLS MALL

261055 Crossiron Blvd,

Rocky View No. 44, A

<https://www.crossironmills.com/en/>

NEW HORIZON MALL

260300 Writing Creek Cres,

Rocky View No. 44, AB T0M 0E0

<http://newhorizonmall.com/>

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>



THE COMMUNITY - SERVICES

POLICE

CALL 911 FOR ALL EMERGENCIES.

Calgary Police Service District 7 -
Country Hills
11955 Country Village Link NE
Phone: (403) 428-6700

FIRE STATION

CALL 911 FOR ALL EMERGENCIES.

Residential Fire Station No. 40
121 Sage Bank Crescent NW

Hidden Valley Fire Station No. 36
10071 Hidden Valley Dr NW, Calgary

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH
CENTRE
OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

SHELDON M. CHUMIR HEALTH
CENTRE
(24 HOURS)
1213 4 St SW
403-955-6200
<https://www.albertahealthservices.ca/indhealth/facility.aspx?id=1018406>

WALK-IN CLINICS

Walk-in Clinic at Walmart Sage Hill
by Jack Nathan Health
35, Sage Hill Gate NW (Walmart)
403-776-6186
<https://www.jacknathanhealth.com/>

Nolan Medical Clinic
#402 - 8 Nolan Hill Blvd NW
403-455-5655
<https://nolan.totalhealthsolutions.ca/>

Torrent (Sage Meadows) Medical
2971 136 Ave NW Unit # 240
587-997-0091
<https://www.torrentmedical.com/>

DENTISTS

Sage Meadows Dental
2971 136 Ave NW #210, Calgary
587-315-7118
<https://www.sagemeadowsdental.com/>

Sage Hill Dental
49 Sage Hill Passage NW
587-619-7247
<https://www.sagehilldental.ca/>

THE COMMUNITY

SERVICES



VETS

SAGE HILL ANIMAL HOSPITAL

116- 65 Sage Hill Plaza NW

403-567-8878

<https://sagehillanimalhospital.com/>

EVANSTON PET HOSPITAL

2024, 2060 Symons Valley Pkwy NW

587-230-4665

<http://evanstonpethospital.com/>

NORTH VETERINARY HOSPITAL

OPEN 24 Hours

4204 4th Street N.W.

403.277.0135

<https://vcacanada.com/calgarynorth/>

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PHYSIO +

EVANSTON PHYSIOTHERAPY AND MASSAGE CLINIC

8210-2060 Symons Valley Pkwy NW

403-455-7666

<https://www.evanstonphysio.ca/>

SAGE HILL PHYSIOTHERAPY

23 Sage Hill Passage NW

587-535-1230

<http://www.sagehillphysio.com/>

MOMENTUM HEALTH CREEKSIDE

12192 Symons Valley Rd NW #4

403-239-6773

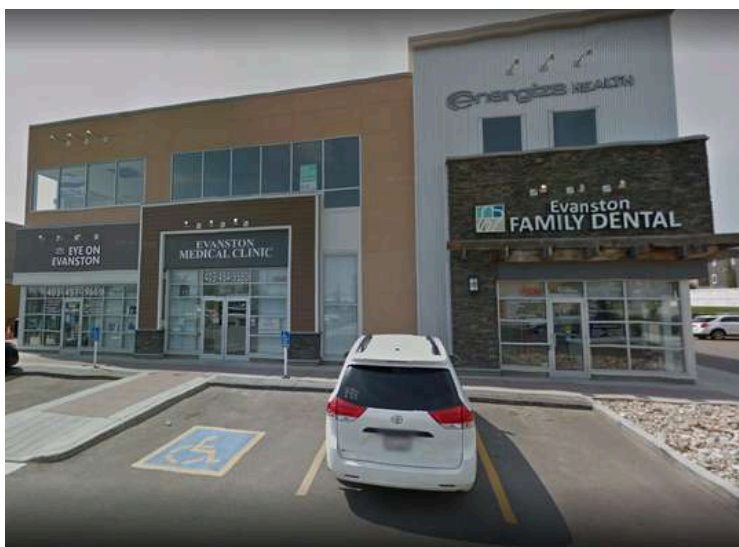
<https://www.momentumhealth.ca/>

ENERGIZE HEALTH

8230 - 2060 Symons Valley Pkwy NW

403-455-8220

<https://energizehealth.ca/>



SCHOOLS



PUBLIC SCHOOLS

Simons Valley School (K-6)

375 Sandarac Dr NW

Calgary, AB T3K 4B2

403-777-6660

<http://school.cbe.ab.ca/school/simonsvalley/>

Colonel Irvine School (5-9)

412 Northmount Dr NW

Calgary, AB T2K 3H6

403-777-7280

<https://www.cbe.ab.ca/colonelirvine/>

James Fowler High School (10-12)

4004 4 St NW Calgary

403-230-4743

<http://schools.cbe.ab.ca/b825/>

CATHOLIC SCHOOLS

St. Bede School (K-6) Catholic

333 Bermuda Drive NW Calgary, AB

403-500-2082

<https://www.cssd.ab.ca/schools/stbede/Pages/default.aspx>

St. Helena (7-9) Catholic

320 - 64 Avenue NW

403-500-2049

<https://www.cssd.ab.ca/schools/sthelena/Pages/default.aspx>

Notre Dame High School (10-12) Catholic

11900 Country Village Link NE

403-500-2109

<https://www.cssd.ab.ca/schools/notredame>

PRIVATE SCHOOLS

Calgary Waldorf School

www.calgarywaldorf.org

Renert School

www.renertschool.ca

Webber Academy

<http://www.webberacademy.ca/>

Mountain View Academy

<http://mountainviewacademy.ca/>

PRE-SCHOOL

Kaleidoscope Kids Preschool

212, 8 Nolan Hill Blvd NW

403-547-1020

<https://www.kaleidoscopekidspreschool.com/>

Purple Potamus Preschool & Jr. Kindergarten

780-500 COUNTRY HILLS BLVD. NE

403-567-0249

<http://www.purplepotamus.ca/>