

607, 20 Kincora Glen Park NW  
Calgary, Alberta

MLS # A2285198



# \$309,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kincora                            |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 698 sq.ft.                         | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                 |                   |          |
|--------------------|-----------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -               | <b>Condo Fee:</b> | \$ 427   |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stone | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -        |

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** n/a

This 2 bedroom, 2 full bathroom unit placed the bedrooms on opposite sides of the home, creating ideal separation for roommates, guests, or work from home flexibility. The east-facing exposure brings in morning light and unobstructed views of the city rooftops & skyline. The kitchen has updated white granite countertops and stainless steel appliances, opening into a comfortable living area. The primary bedroom connects through a walk-through closet to a private 3 piece ensuite. An in unit laundry room includes built-in storage for added functionality. The building is constructed with concrete, providing strong sound insulation between units. Titled heated underground parking is located just a few stalls from the elevator for safety and convenience. Residents also enjoy visitor parking, exterior garbage access, an exclusive east facing rooftop terrace on the 7th floor and Pet friendly. Located minutes (either with Car or by foot) from Walmart, coffee shops, day care, transit, and quick routes to Stoney Trail, Deerfoot Trail, and YYC Airport, this home offers efficient low maintenance living in a well connected NW Calgary community.