


606, 20 Kincora Glen Park NW

Calgary, Alberta

MLS # A2254894



\$282,900



<b>Division:</b>	Kincora			
<b>Type:</b>	Residential/High Rise (5+ stories)			
<b>Style:</b>	Apartment-Single Level Unit			
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	2016 (9 yrs old)	
<b>Beds:</b>	2	<b>Baths:</b>	2	
<b>Garage:</b>	Parkade, Stall, Titled, Underground			
<b>Lot Size:</b>	-			
<b>Lot Feat:</b>	-			
<b>Heating:</b>	Baseboard		<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate		<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle		<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-		<b>LLD:</b>	-
<b>Exterior:</b>	Concrete		<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-		<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Smoking Home, Pantry, Quartz Counters			
<b>Inclusions:</b>	N/A			

Welcome to this bright and beautifully designed 2-bedroom, 2-bath home in an ULTRA-QUIET, 8-storey CONCRETE building overlooking Kincora Glen Park. The open layout offers exceptional functionality with bedrooms set on opposite sides for enhanced PRIVACY&mdash;perfect for a roommate, home office, or young family. Laundry is conveniently located just off the kitchen for added ease. The MODERN white kitchen features sleek QUARTZ countertops, STAINLESS STEEL appliances, and soft-close cabinetry. A spacious living area leads to the east-facing BALCONY, where you can enjoy peaceful mornings and abundant natural light. Additional perks include in-suite laundry, TITLED underground parking, a TITLED storage locker in a separate secure room, and access to a ROOFTOP PATIO with sweeping community views&mdash;an ideal spot to unwind or entertain. Emerald Sky is pet-friendly (with approval) and offers well-maintained outdoor spaces that back onto parks and green space. Located in an ESTABLISHED yet rapidly growing community, this home is just a short walk to the future Symons Valley Park&mdash;an exciting 16-acre destination featuring sports fields, playgrounds, skating rinks, walking paths, and year-round gathering spaces. With quick access to Stoney Trail, Shaganappi Trail, and Beddington Trail, convenience is at your doorstep. A perfect blend of comfort, lifestyle, and future amenities&mdash;this is one you won&rsquo;t want to miss.