



GRASSROOTS
REALTY GROUP

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805, 20 Kincora Glen Park NW
Calgary, Alberta

MLS # A2229918



\$318,888

Division:	Kincora		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	602 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 389
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and beautifully maintained 2-bedroom, 1-bathroom top-floor unit located in a concrete building, offering both comfort and peace of mind. Start your mornings with breathtaking eastern views and abundant natural sunlight streaming into the open concept living room and primary bedroom. Step out onto your private balcony to enjoy the fresh air or relax on the rooftop deck exclusively for residents. This unit features in-suite laundry, a spacious layout, and underground parking for convenience and security. Ideally situated near Walmart, T&T Supermarket, popular restaurants, and playgrounds, this home provides easy access to all essential amenities. Commuting is a breeze with close proximity to major routes including Stoney Trail and Shaganappi Trail. Whether you are a first-time homebuyer, downsizing, or seeking an investment opportunity, this top-floor condo offers outstanding value in a sought-after location.