

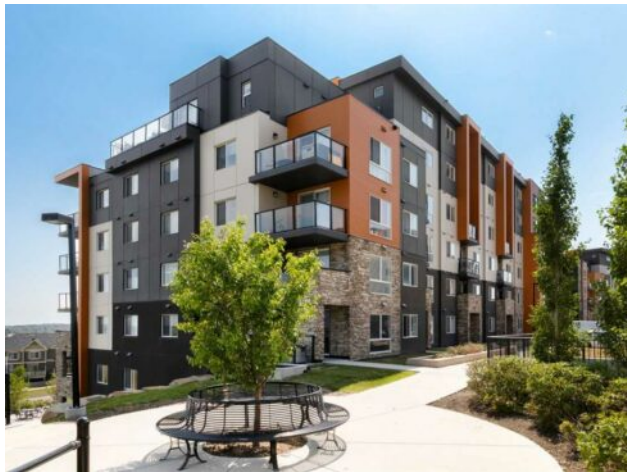


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**514, 20 Kincora Glen Park NW  
Calgary, Alberta**

**MLS # A2232663**



**\$309,000**

<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 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Balcony flooring and lighting

Welcome to this stylish and move-in ready 2-bedroom, 2-bathroom condo in the desirable community of Kincora. Located in the well-managed and quiet concrete-built Emerald Sky complex, this beautiful unit offers a smart, functional layout with 697 sq ft of living space designed for comfort and convenience. The sleek kitchen features black pearl granite countertops, stainless steel appliances, soft-close cabinetry, and a breakfast bar perfect for meal prep or casual dining. The open-concept living and dining areas flow effortlessly onto a west-facing covered balcony complete with faux green flooring, string lights, and added protection from the elements....your own little cozy outdoor space. The spacious primary bedroom includes a walk-through closet and a 4-piece ensuite bathroom. Additional highlights include luxury vinyl plank and carpet flooring, in-suite laundry, and a titled, heated underground parking stall (That can fit a truck) in the secured parkade. The building also features a secure bike storage room, visitor parking, and a stunning 7th-floor rooftop patio with unobstructed panoramic views of Symons Valley. This location can't be beat: you're within walking distance to Walmart, Co-op, T&T Supermarket, and just minutes from Costco, Beacon Hill, restaurants, parks, schools, and major routes like Stoney Trail and Shaganappi Trail. Whether you're a first-time buyer, investor, downsizer, or professional, this home offers unbeatable value in one of NW Calgary's most convenient communities. Don't miss your chance to own this exceptional condo....book your private showing today!