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## 606, 20 Kincora Glen Park NW Calgary, Alberta

MLS # A2254894



\$284,900

Division:	Kincora				
Туре:	Residential/High Rise (5+ stories)				
Style:	Apartment-Single Level Unit				
Size:	703 sq.ft.	Age:	2016 (9 yrs old)		
Beds:	2	Baths:	2		
Garage:	Parkade, Stall, Titled, Underground				
Lot Size:	-				
Lot Feat:	-				

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-2 d200
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, No Smoking Home, Pantry, Quartz Counters

Inclusions: 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—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—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—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—this is one you won't want to miss.