



GRASSROOTS
REALTY GROUP

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

MLS # A2254894



\$308,000

Division:	Kincora		
Type:	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 Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to your 2-bed, 2-bath home in an ULTRA-QUIET, 8-storey CONCRETE building overlooking Kincora Glen Park. The bright, open layout is thoughtfully designed with laundry conveniently located off the kitchen and bedrooms placed on opposite sides for maximum PRIVACY—ideal for a roommate, home office setup, or a young family. The MODERN white kitchen features sleek QUARTZ countertops, STAINLESS STEEL appliances, and soft-close drawers and cupboards. A SPACIOUS living area flows to the east-facing BALCONY, perfect for morning coffee and abundant natural light. Enjoy the convenience of in-suite laundry, TITLED underground parking, a TITLED storage locker in a separate secure room, and access to a ROOF TOP PATIO with sweeping community views—an ideal spot to relax or entertain. Emerald Sky is a pet-friendly building (with approval) and offers beautiful shared outdoor spaces backing onto parks and green space. This ESTABLISHED community continues to GROW! Just a short five-minute walk away, the upcoming Symons Valley Park will feature a vibrant 16-acre destination with sports fields, playgrounds, skating rinks, scenic walking paths, and welcoming gathering areas designed for year-round enjoyment. With quick access to Stoney Trail, Shaganappi, and Beddington Trail, this home blends comfort, convenience, and exciting future amenities.