



GRASSROOTS
REALTY GROUP

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**301, 10 Kincora Glen Park NW
Calgary, Alberta**

MLS # A2282022



\$290,000

Division:	Kincora		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Welcome to this exceptional corner unit in one of Kincora's most desirable buildings, perfectly positioned right beside the stairs for ultimate convenience. This home features a smart, spacious layout that is one of the largest and best in the entire complex- expertly designed with privacy in mind, featuring two bedrooms located on opposite sides of the unit. Enjoy breathtaking views from every room, flooding your home with natural light and serene outdoor scenery. An extra den space offers flexible use for a home office, creative zone, or cozy reading nook. The large dining area and open concept kitchen, complete with modern stainless steel appliances, make entertaining effortless and stylish. An unbeatable bonus for Calgary's winters: this condo comes with one titled underground parking stall, giving you secure, convenient access and protection from harsh weather all year round. Outside your front door, the vibrant Kincora community provides numerous walking paths, scenic ravines, and lush green spaces- perfect for daily enjoyment and outdoor living. You are also within walking distance to convenient shopping and essential services. With easy access to Stoney Trail, commuting downtown, to the airport, or weekend trips to the Rockies couldn't be simpler or faster. This condo isn't just a place to live - it's a lifestyle upgrade offering comfort, convenience, and stunning natural beauty. Whether you're a first-time buyer, downsizer, or savvy investor, this home's size, layout, and amenities provide unmatched value in Kincora. Schedule your private showing now- homes like this get snapped up quickly.