



GRASSROOTS
REALTY GROUP

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

**607, 20 Kincora Glen Park NW
Calgary, Alberta**

MLS # A2285198



\$309,900

Division:	Kincora		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	M-2 d200
Foundation:	-	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: n/a

This 2 bedroom, 2 full bathroom unit placed the bedrooms on opposite sides of the home, creating ideal separation for roommates, guests, or work from home flexibility. The east-facing exposure brings in morning light and unobstructed views of the city rooftops & skyline. The kitchen has updated white granite countertops and stainless steel appliances, opening into a comfortable living area. The primary bedroom connects through a walk-through closet to a private 3 piece ensuite. An in unit laundry room includes built-in storage for added functionality. The building is constructed with concrete, providing strong sound insulation between units. Titled heated underground parking is located just a few stalls from the elevator for safety and convenience. Residents also enjoy visitor parking, exterior garbage access, an exclusive east facing rooftop terrace on the 7th floor and Pet friendly. Located minutes (either with Car or by foot) from Walmart, coffee shops, day care, transit, and quick routes to Stoney Trail, Deerfoot Trail, and YYC Airport, this home offers efficient low maintenance living in a well connected NW Calgary community.