



**602, 20 Kincora Glen Park NW
Calgary, Alberta**

MLS # A2290794



\$369,800

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 879 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 537 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone | Zoning: | M-2 d200 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: None

Welcome to this beautifully appointed CORNER-UNIT apartment in the vibrant community of Kincora, offering a lifestyle of convenience and comfort. This 2 bedroom + Den, 2 bath home features 879 sq ft of thoughtfully designed living space with an exceptional corner layout. Step inside and discover vinyl plank flooring in the Den and Kitchen that flows into the spacious Living and Dining rooms with carpet flooring. The bright Living room is flooded with natural light from two-sided windows (West and North), creating a warm, inviting atmosphere—ideal for relaxing or entertaining. Step out to your private Balcony with an unobstructed view of Symons valley, perfect for enjoying your morning coffee or evening sunset. The Kitchen features modern cabinetry, stylish tile backsplash, granite countertops, and stainless steel appliances—combining both elegance and functionality. The great-sized Dining room offers plenty of space for hosting family dinners and gatherings. The generously sized Primary bedroom offers a walk-through closet leading to a 4-piece ensuite bath with granite countertops. The second well sized bedroom sits on the opposite side of the unit, providing excellent privacy—ideal for guests or kids. A versatile Den provides the perfect home office. The unit completed with a 4-piece bath and a spacious in-unit Laundry and storage room adds everyday ease. Your condo fee covers heat and water, plus an underground heated titled parking stall conveniently located RIGHT NEXT to the elevator. Residents enjoy access to a rooftop deck with BBQ gas hookup—perfect for summer gatherings with panoramic community views. Located in desirable Kincora, right next to a soccer field and mere minutes from Sage Hill shopping area with plenty of dining and retail options. Imagine having everything at your

doorstep—Walmart, Creekside Shopping, T&T Supermarket, restaurants, cafes, banks, daycares, schools, and parks all within walking distance or a short drive. Beacon Hill Centre and Costco are just moments away, with downtown Calgary only 20 minutes from home and quick access to Stoney Trail for easy commuting. This is more than an apartment—it's a lifestyle of convenience, recreation, and modern comfort in one of Calgary's most family-friendly Northwest communities!