



**606, 10 Kincora Glen Park NW
Calgary, Alberta**

MLS # A2293455



\$279,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Kincora | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 702 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 427 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone | Zoning: | M-2 d200 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: none

Welcome home to this bright, freshly painted and beautifully designed 2-bedroom, 2-bathroom condo in an ultra-quiet, 8-storey concrete building—offering excellent sound insulation so you won’t hear disturbances from nearby units. Thoughtfully laid out with bedrooms on opposite sides, the floor plan provides outstanding privacy and balance, ideal for shared living, a dedicated home office, or a young family. The in-suite laundry, conveniently located off the kitchen, adds everyday ease. The modern kitchen is both stylish and functional, featuring quartz countertops, stainless steel appliances, and soft-close cabinetry—perfect for cooking, hosting, or enjoying quiet evenings at home. The open living area flows effortlessly onto a west-facing balcony, ideal for enjoying afternoon sun and beautiful evening sunsets. This home also includes titled underground parking and access to a fantastic rooftop patio offering expansive community views—an inviting space to relax, unwind, or gather with friends. Emerald Sky is a well-maintained, pet-friendly (with approval) building that backs onto parks and green space, creating a calm and connected atmosphere. Set within an established yet growing community, you’re just steps from the future Symons Valley Park, a planned 16-acre destination with sports fields, playgrounds, skating rinks, walking paths, and year-round gathering spaces. Enjoy easy access to the amenities of Beacon Hill, Creekside, and Sage Hill Plaza, offering everyday conveniences including Walmart, banks, shops, restaurants, and fitness studios. With quick access to Stoney Trail and Shaganappi Trail, everything you need is close at hand. Comfort, connection, and lifestyle come together here—this is a place you’ll truly love coming home to.