

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

**MLS # A2276367**



## \$282,900

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome home to this bright, beautifully designed 2-bedroom, 2-bath condo in an ultra-quiet, 8-storey concrete building. Thoughtfully laid out with bedrooms on opposite sides, the floor plan offers a sense of privacy and balance &mdash;ideal for shared living, a dedicated home office, or a young family. In-suite laundry conveniently located off the kitchen adds everyday ease. The modern white kitchen is both stylish and functional, featuring quartz countertops, stainless steel appliances, and soft-close cabinetry&mdash;perfect for cooking, hosting, or simply enjoying quiet evenings at home. The open living area flows effortlessly to the east-facing balcony. This home also includes titled underground parking, a titled storage locker and access to fantastic rooftop patio offering expansive community views&mdash;an inviting space to relax, unwind, or gather with friends. Emerald Sky is a well-maintained, pet-friendly building (with approval) 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. You'll also enjoy easy access to the amenities of Creekside and Sage Hill Plaza, offering everyday conveniences including Walmart, banks, shops, restaurants, and fitness studios. With quick access to Stoney Trail, Shaganappi Trail, and Beddington Trail, everything you need is close at hand. Comfort, connection, and lifestyle come together here&mdash;this is a place you'll truly love coming home to!