

## 514, 20 Kincora Glen Park NW Calgary, Alberta

**MLS # A2276440**



# \$294,900

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**QUIT PAYING YOUR LANDLORDS MORTGAGE\*\*** Own for less in this smartly designed 2-bed, 2-bath condo in Emerald Sky, Kincora. With bedrooms on opposite sides, this 697 sq ft layout is perfect for singles wanting a home office or roommate privacy. The north/northeast exposure keeps the unit cool on hot days...no extra costs for AC needed! The modern kitchen features granite countertops, stainless steel appliances, and soft-close cabinets, opening to a cozy balcony with faux turf and string lights. Plus, the in-suite laundry is tucked away from the bedrooms, so you can run loads at night without losing sleep. In-suite laundry room, luxury vinyl plank flooring, and a heated underground titled parking stall (fits a full-size truck!) add everyday ease and comfort. Enjoy access to the private, east-facing rooftop patio on the 7th floor, exclusive to unit owners.... catch the sunrise with your morning coffee or unwind in the sun when you want it. Whether you drive or not, this location works: groceries, Dollarama, and your caffeine fix are just a few minutes away by foot, and for families with one car, it's even more convenient. Your total monthly costs (mortgage + property taxes + utilities) can be less than renting nearby, making this a smart investment into your own future. The complex is pet-friendly, well-managed, and built with concrete for soundproof, peaceful living. Live minutes from Costco, Beacon Hill Centre, major roadways, and everything you need. Start living smarter ... book your private showing today! **CHECK OUT THE VIDEO!!**