

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

MLS # A2300628



\$279,800

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: NA

Is there a 2 bed condo in NW Calgary with privacy, natural light, and concrete construction? This unit delivers with bedrooms on opposite sides, east-facing unobstructed skyline views, and titled heated underground parking, offering flexibility for roommates, guests, or work from home needs. Welcome to this 2 bed, 2 full bath condo in a well connected NW community. The layout places bedrooms on opposite sides of the unit, creating ideal separation for privacy and flexible living. The east facing exposure brings in consistent morning light along with open views of city rooftops and skyline, enhancing the main living space. The kitchen features updated white granite countertops and stainless steel appliances, flowing into a comfortable living area suited for everyday use. The primary bedroom includes a walk through closet leading to a private 3 piece ensuite, while the second bedroom is positioned for separation and versatility. An in unit laundry room with built-in storage adds everyday functionality. Constructed with concrete, the building has strong sound insulation between units, supporting a quieter living experience. Additional features include titled heated underground parking located just a few stalls from the elevator, visitor parking, exterior garbage access, an exclusive east facing rooftop terrace on the 7th floor and is a pet friendly building. Located minutes from Walmart, coffee shops, day care, and transit, with quick access to Stoney Trail, Deerfoot Trail, and YYC Airport, this home offers efficient, low maintenance living in a convenient NW Calgary location.