

**707, 10 Kincora Glen Park NW
Calgary, Alberta**

MLS # A2313660



\$300,000

Division:	Kincora		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	681 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this rare corner apartment unit in the heart of Kincora, offering one of the most desirable and unique layouts in the building, with only four units of its kind. Located in a solid concrete building, this beautifully maintained 2 bedroom, 2 bathroom condo combines privacy, functionality, and exceptional natural light with open views from multiple exposures. With no unit above and nearly 300 sq ft of wraparound balcony space, this home offers a quiet & “penthouse style” feel that is difficult to find at this price point. Freshly painted and move-in ready, the open concept layout is bright and welcoming with large windows throughout and excellent flow between the kitchen, dining, and living areas. The spacious primary bedroom features a walk-in closet and private ensuite, while the well separated second bedroom and additional full bathroom create flexibility for guests, roommates, families, or a home office setup. The in-suite laundry room further enhances the practicality and functionality of the home. One of the standout features of this property is the massive wraparound balcony, offering nearly 300 sq ft of outdoor space to relax, entertain, or simply enjoy the open views and sunshine throughout the day. The concrete construction provides excellent sound insulation and a quieter living experience rarely found in this community. Additional highlights include a titled heated underground parking stall, secure building access, and professional management. Located in the sought after community of Kincora, this home is surrounded by walking paths, parks, playgrounds, shopping, restaurants, transit, and quick access to Stoney Trail and Shaganappi Trail. Whether you are a first time buyer, downsizer, or investor, this is a rare opportunity to own one of the best positioned units in the building.