# \$335,000 - 312, 20 Kincora Glen Park Nw, Calgary

MLS® #A2195658

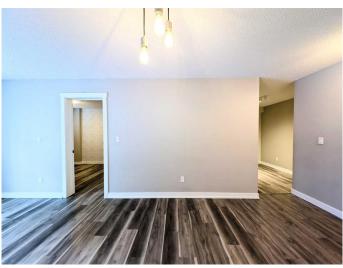
#### \$335,000

2 Bedroom, 2.00 Bathroom, 769 sqft Residential on 0.00 Acres

Kincora, Calgary, Alberta

PRICE IMPROVEMENT FOR QUICK SALE...2 TITLED HEATED UNDERGROUND PARKING STALLS... CONCRETE BUILDING ... 2 ENTRANCES - EASY MOVING. This well-loved home features 2 beds + den and 2 full baths, vinyl floor throughout (installed in 2022), upgraded stylish floating vanities, upgraded lightings, large windows, an open floor plan, 2 entrances and a separate patio. Emerald Sky condo is a concrete building which means it's cool in the summer and warm in the winter, and noise is never an issue. The building is very well managed, and offers a beautiful rooftop patio and bike storage room. Superb location - right across from Walmart, Co-op and the new T&T Supermarket (opened in Dec 2022), minutes from Deer Foot Trail, Stoney Trail, Shagannappi Trail and Sacree Trail. Great and safe community for couples or families with kids.







Built in 2016

#### **Essential Information**

MLS® #	A2195658
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00

Year Built	2016
Туре	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## **Community Information**

Address	312, 20 Kincora Glen Park Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1R9

#### Amenities

Amenities	Bicycle Storage,	Elevator(s),	Parking,	Playground,	Secured	Parking,
	Trash, Visitor Par	king				
Parking Spaces	2					

Parking	Underground
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### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	8

#### Exterior

Exterior Features	Balcony, Barbecue, Garden
Construction	Composite Siding, Concrete, Stone

## **Additional Information**

Date Listed	February 19th, 2025
Days on Market	45
Zoning	M-2

### **Listing Details**

Listing Office Century 21 Argos Realty

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