

**113, 20 Kincora Glen Park NW  
Calgary, Alberta**

**MLS # A2210584**



**\$269,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	604 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, 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>	\$ 359
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage		

**Inclusions:** none

**OPEN HOUSE SATURDAY, MAY 3 FROM 2-4PM\*\*\*\*\*Attention Investors & First-Time Homebuyers** Seize this rare opportunity to own a condo in a **CONCRETE BUILDING** in the sought-after Kincora community of Northwest Calgary. This over 600 sq. ft. main-floor unit boasts a spacious 1-bedroom layout with a well-appointed bathroom, an open-concept living and dining area, and a private patio. The kitchen is featuring sleek black pearl granite countertops, stainless steel appliances, soft-close cabinetry, and a large island perfect for meal prep or entertaining. The primary bedroom offers a generous walk-through closet and a 4-pc ensuite bathroom with a convenient linen closet. The condo features a combination of luxury vinyl plank and carpet flooring, providing both durability and comfort. Additional highlights include in-suite laundry and a heated parking stall just steps from your door. Residents also enjoy access to a stunning rooftop patio on the 7th floor, offering panoramic views of Symons Valley&mdash;ideal for relaxing evenings or entertaining guests. Located just minutes from Creekside Shopping, Walmart, Beacon Hill Shopping, T&T Market, Costco, Home Depot, local restaurants, banks, schools, parks, playgrounds, and Stoney Trail, this condo offers unparalleled convenience. Whether you're investing or buying your first home, this property combines comfort, style, and an unbeatable location. Don't miss out&mdash;schedule a viewing today and make this wonderful condo your own.