

# \$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        |
| Type       | 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 Parking |
| Parking Spaces | 2  |
| Parking        | Underground  |

### **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 | 48                  |
| Zoning         | M-2                 |

## Listing Details

Listing Office            Century 21 Argos Realty

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