



**GRASSROOTS**  
REALTY GROUP

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401, 10 Kincora Glen Park NW  
Calgary, Alberta

MLS # A2311111

**\$334,900**



<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Heated Garage, On Street, Parkade, Parking Lot, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

**\*\* OPEN HOUSE | SUN JUNE 7 | 2-4PM\*\*** Corner units like this don't come around often....and this one delivers where it counts. Perched on the 4th floor of a concrete built condo in sought after Kincora, this bright and quiet 2bed, 2bath home is designed for people who actually want to enjoy where they live. As a SOUTH, EAST & NORTH facing corner unit, you get the best of both worlds.... warm morning sun to start your day and beautiful natural light that carries through the afternoon. With windows on every wall, the home is bright from every angle, every hour. Triple-pane windows keep things whisper quiet and energy efficient year round, and the solid concrete construction means you won't hear a thing from neighbours above or below you. Real peace and quiet...not just a promise. Inside, the open concept layout makes excellent use of 874 sq ft. The kitchen flows into a generous dining & living area, while the balcony gives you a private outdoor space to unwind. The primary bedroom includes a walk-in closet + a 3 piece ensuite. A second full 4 piece bathroom and second bedroom offer flexibility... Think guest room, home office, or space for a little one. Outside your door, Kincora delivers parks, playgrounds, walking and bike paths, and everyday shopping all within a short stroll. An ideal fit for first time buyers, single professionals, or small families who want real convenience without depending on a 2nd car. In unit washer/dryer room, AWAY from the bedrooms, includes extra space for storage + One titled, heated underground secure parking stall makes this unit Move in ready from day one.