



**GRASSROOTS**  
REALTY GROUP

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312, 10 Kincora Glen Park NW  
Calgary, Alberta

MLS # A2323173



**\$314,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Kincora                            |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 815 sq.ft.                         | Age:   | 2016 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                     |            |          |
|-------------|---------------------------------------------------------------------|------------|----------|
| Heating:    | Baseboard                                                           | Water:     | -        |
| Floors:     | Carpet, Ceramic Tile                                                | Sewer:     | -        |
| Roof:       | -                                                                   | Condo Fee: | \$ 457   |
| Basement:   | -                                                                   | LLD:       | -        |
| Exterior:   | Composite Siding, Concrete, Stone                                   | Zoning:    | M-2 d200 |
| Foundation: | -                                                                   | Utilities: | -        |
| Features:   | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |            |          |

**Inclusions:** Garage door opener, Building Fob

!! Motivated Seller !! Discover this upgraded 2-bedroom, 2-bathroom condo with a versatile den in the desirable community of Kincora. Featuring new paint and brand-new carpet, this home is truly move-in ready. The bright open layout offers a modern kitchen with granite countertops, stainless steel appliances, and an eating bar, with granite finishes carried throughout the unit. The primary bedroom includes a walk-in closet and 3pc ensuite, while the second bedroom is spacious with generous closet space. Additional highlights include in-suite laundry, a large balcony perfect for relaxing or entertaining, and the peace of mind of a solid concrete building for quiet living. This main-floor unit has two convenient entries and includes titled underground parking. Ideally located near shopping, Walmart, playgrounds, and soccer fields, this home is a perfect fit for families, professionals, or investors alike - everything you need right at your doorstep.