

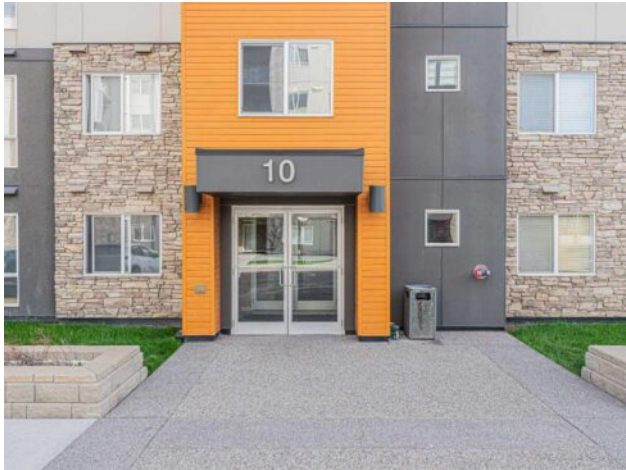


GRASSROOTS
REALTY GROUP

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407, 10 Kincora Glen Park NW
Calgary, Alberta

MLS # A2325232



\$309,000

Division:	Kincora		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Composite Siding, Concrete

Foundation: -

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 427

LLD: -

Zoning: M-2 d200

Utilities: -

Inclusions: None

Welcome to this beautiful condo featuring 2 bedrooms, 2 full bathrooms, and a titled heated underground parking stall. Ideally located with easy access to schools, parks, playgrounds, public transit, and major highways, this home offers both comfort and convenience. The open-concept layout features a bright living room, a modern kitchen with Granite counters and stainless steel appliances, and a spacious dining area, making it perfect for everyday living and entertaining. The primary bedroom includes a private ensuite bathroom, while the second bedroom is conveniently located next to the main full bathroom. Enjoy your morning coffee or unwind on the private balcony after a long day. The in-suite laundry adds everyday convenience, and the building's rooftop terrace provides the perfect space to relax or host summer gatherings with family and friends. This home is an excellent opportunity for first-time home buyers, young families, or investors. Offered at an exceptional value, this competitively priced unit won't last long. Don't miss your chance to own this fantastic property—book your private showing today by calling your favourite Realtor® or us.