

\$334,900 - 304, 20 Kincora Glen Park Nw, Calgary

MLS® #A2113993

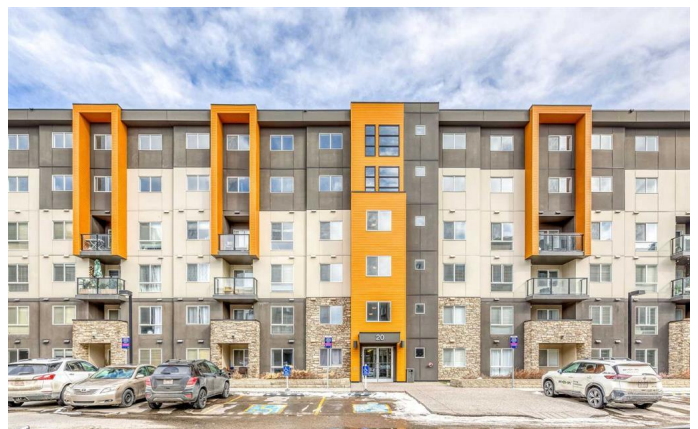
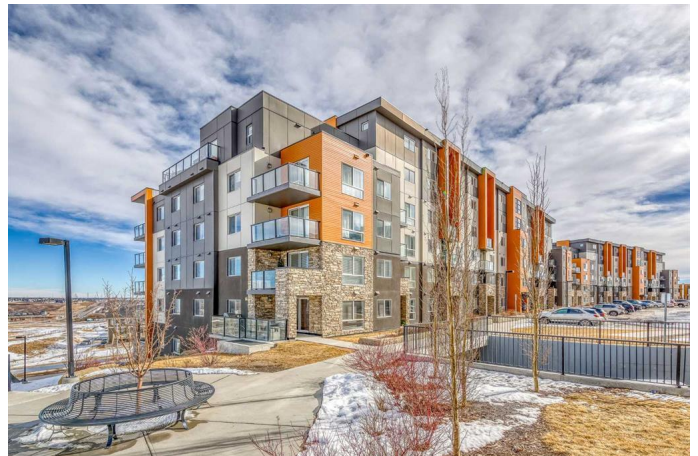
\$334,900

2 Bedroom, 2.00 Bathroom, 699 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Open House: Saturday, March 16th from 1:00pm through 2:30pm. Discover your next home in this cozy, ground-level condo with easy patio entrance as well as hallway access to the underground title parking that perfectly blends convenience with a touch of city charm. Spanning 699 Sq Ft, this two-bedroom space is designed for those who love the idea of living large in a compact setting. The open-concept layout floods with natural light, making the home feel airy and inviting. It's an ideal backdrop for both relaxing and entertaining, thanks to the comfortable living area with large window with new blinds, and the cozy outdoor patio space perfect for a breath of fresh air, BBQ-ing burgers, or a casual hangout with a good book. Cooking enthusiasts will appreciate the kitchen's modern vibe, complete with stainless steel appliances including a BRAND NEW FRIDGE & GARBURATOR, durable vinyl plank flooring, granite countertops, a handy pantry, breakfast bar for meal prep and quick bites, and a space to add a dining table for 4 if so desired. Flow into the primary bedroom where you'll find a retreat of its own, featuring black-out & sheer top-up/down blinds for privacy, a TV is included with convenient shelf for your WIFI hub or gaming console, a spacious en-suite with full sized shower encased in tile with glass doors, and a walk-through closet, while the second bedroom is flexible enough to be a guest room, study, or whatever suits your lifestyle. The 2nd full bath features a soaker



bath and upgraded finishes. The convenience of a spacious laundry room with additional storage completes this beautiful living space. Beyond the comfort of your condo, life is easy with a titled underground parking spot to keep your car snow-free in the winter. Tons of affordable visitor parking (Indigo Parking) and tons of walking paths surround this condo with ease of walking your pet (with board approval) or getting in your steps. Situated in a lively neighborhood, youâ€™re just steps away from tons of shopping, parks, diverse eateries, and essential amenities. Plus, with Shaganappi Trail nearby, getting downtown or anywhere else in the city is a breeze, whether youâ€™re driving or using public transport. This condo is not just a place to live; itâ€™s a low-maintenance lifestyle choice that keeps you close to everything you need while providing a peaceful escape from the urban rush. Ideal for first-time buyers, down-sizers, or savvy investors looking for a desirable rental property. This could be the start of something great.

Built in 2016

Essential Information

MLS® #	A2113993
Price	\$334,900
Sold Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	699
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	304, 20 Kincora Glen Park Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1R9

Amenities

Amenities	Elevator(s), Picnic Area, Playground, Secured Parking, Trash
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	8

Exterior

Exterior Features	Other
Construction	Composite Siding, Concrete, Stone

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 11th, 2024
Days on Market	29
Zoning	M-2 d200
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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