

\$315,000 - 313, 20 Kincora Glen Park Nw, Calgary

MLS® #A2123117

\$315,000

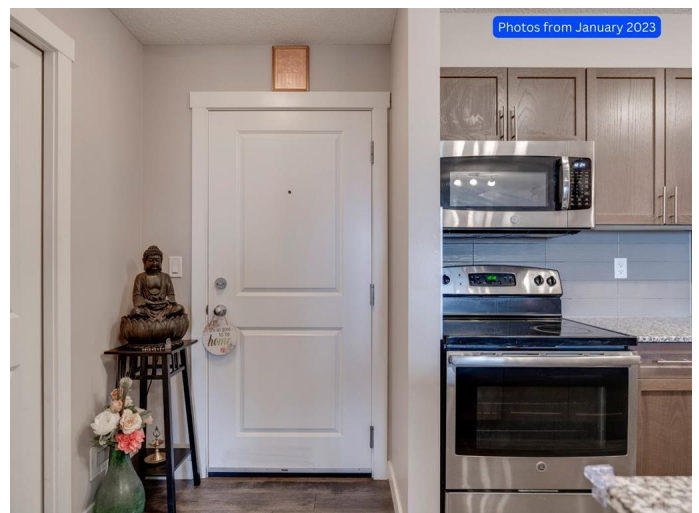
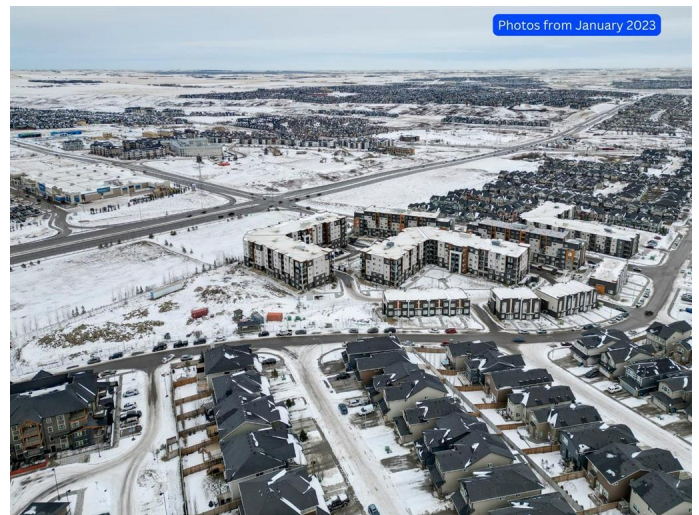
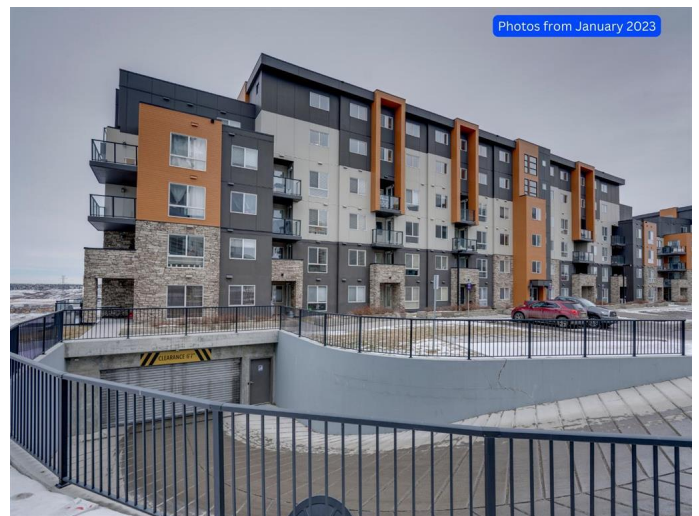
2 Bedroom, 2.00 Bathroom, 688 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

ATTENTION INVESTORS OR FIRST TIME HOME BUYERS - Whether you're a professional seeking a convenient commute or a savvy investor eyeing a prime rental opportunity, this condo ticks all the boxes. A rare opportunity for all home buyers & investors to own a condo in this CONCRETE building located in the popular community of Northwest Calgary, Kincora. With almost 700 sq. ft. This gorgeous condo features 2 spacious bedrooms, 2 bathrooms, an open living room kitchen concept, in-unit laundry room/storage, and a big private balcony. OUTSTANDING VIEWS of the Symons Valley & astonishing AURORA LIGHTS have been seen a multiple times. A perfect 10/10 location with minutes to Creekside Shopping, Walmart, Beacon hill Shopping, Costco, Home Depot, local restaurants/bars/cafes, banks, daycares, schools, parks, playgrounds, minutes to Stoney Trail, and everything you can ask for. Low condo fees includes heat, water, trash, building insurance, common area maintenance, reserve fund contributions, and snow removal.

The kitchen features timeless elegant cabinets with stainless steel appliances, granite counter tops, a wide kitchen island which easily fits up to 3 bar stools, and plenty of cabinet space. The bright living room is followed by your big size balcony overlooking the endless views. 2 bathrooms including the ensuite which has an upgraded standing shower. The heated



UNDERGROUND TITLED PARKING SPOT is just an added bonus among many others. Don't miss out on the chance to call this stunning condo your own – schedule a viewing today and experience urban living at its finest!

Built in 2016

Essential Information

MLS® #	A2123117
Price	\$315,000
Sold Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	688
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	313, 20 Kincora Glen Park Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1R9

Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan
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Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	5
Basement	None

Exterior

Exterior Features	None
Construction	Composite Siding, Concrete, Stone
Foundation	Block, Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 4th, 2024
Days on Market	9
Zoning	M-2 d200
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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