

# \$335,000 - 312, 20 Kincora Glen Park Nw, Calgary

MLS® #A2195658

**\$335,000**

2 Bedroom, 2.00 Bathroom, 769 sqft  
Residential on 0.00 Acres

Kincora, Calgary, Alberta

**PRICE IMPROVEMENT FOR QUICK SALE...2 TITLED HEATED UNDERGROUND PARKING STALLS... CONCRETE BUILDING...2 ENTRANCES - EASY MOVING.**

This well-loved home features 2 beds + den and 2 full baths, vinyl floor throughout (installed in 2022), upgraded stylish floating vanities, upgraded lightings, large windows, an open floor plan, 2 entrances and a separate patio. Emerald Sky condo is a concrete building which means it's cool in the summer and warm in the winter, and noise is never an issue. The building is very well managed, and offers a beautiful rooftop patio and bike storage room. Superb location - right across from Walmart, Co-op and the new T&T Supermarket (opened in Dec 2022), minutes from Deer Foot Trail, Stoney Trail, Shagannappi Trail and Sacree Trail. Great and safe community for couples or families with kids.

Built in 2016

## Essential Information

MLS® #	A2195658
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00



Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	312, 20 Kincora Glen Park Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1R9

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Playground, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	8

### **Exterior**

Exterior Features	Balcony, Barbecue, Garden
Construction	Composite Siding, Concrete, Stone

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	46
Zoning	M-2

## Listing Details

Listing Office            Century 21 Argos Realty

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