

10 KINCORA GLEN Park #405, Calgary T3R 1K1

MLS®#: **A2160086** Area: **Kincora** Listing **08/24/24** List Price: **\$334,680**
 Status: **Active** County: **Calgary** Change: **-\$200, 02-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Access:
 Lot Feat:
 Park Feat: **Underground**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Playground**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Elevator, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom	Main	11`10" x 8`11"	Dining Room	Main	6`11" x 8`6"
Kitchen	Main	12`0" x 9`1"	Laundry	Main	3`11" x 8`3"
Living Room	Main	12`2" x 11`0"	Bedroom - Primary	Main	13`9" x 9`4"

Legal/Tax/Financial

Condo Fee: **\$367** Title: **Fee Simple** Zoning: **M-2 d200**

Fee Freq:
Monthly

Legal Desc: **1612796**

Remarks

Pub Rmks: **Please "VIEW 3D tour" of this charming Kincora Condo! 2 bedrooms with 2 full baths with view! This concrete building is situated in the sought-after community of Kincora in Northwest Calgary, offering 709 sq. ft. of living space. This gorgeous condo boasts 2 spacious bedrooms, 2 bathrooms, an open-concept living room and kitchen, an in-unit laundry room/storage, and a large private balcony. Enjoy stunning views of the Symons Valley and captivating aurora lights, creating a truly remarkable atmosphere. The kitchen features timeless, elegant cabinets with stainless steel appliances, granite countertops, a generous kitchen island, and ample cabinet space. The bright living room seamlessly flows onto the spacious balcony, providing endless vistas. Two bathrooms include the ensuite with an upgraded standing shower. A bonus is a heated underground parking spot, ensuring convenience and security. Within a short drive of less than 10 minutes, you'll find schools, grocery stores, coffee shops, and other amenities. Enjoy a leisurely walk to nearby parks and reach T&T Supermarket in just 4 minutes by car, Costco in 7 minutes, and downtown in 20 minutes. This location offers convenient access to everything you need for daily living and leisure activities. Don't miss out on the opportunity to make this stunning condo your own—schedule a viewing today!**

Inclusions: **na**

Property Listed By: **Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123