

10 KINCORA GLEN Park #508, Calgary T3R 0C1

A2162539 Listing 09/06/24 List Price: **\$335,000** MLS®#: Area: Kincora

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Sub Type: **Apartment** City/Town: Calgary

Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat: **Underground**

General Information

Prop Type: Residential Year Built:

2016 Abv Saft: Low Sqft:

Ttl Sqft: 705

705

Finished Floor Area

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

12

Ttl Park: 1 Garage Sz:

2 (2)

2.0 (2 0)

Apartment

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Baseboard, Natural Gas Heating: Concrete, Stone, Stucco

Flooring:

Ext Feat: **Balcony** Carpet, Linoleum Water Source:

Fnd/Bsmt:

Kitchen Appl: Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: See Remarks

Sewer:

Laundry

Utilities:

Room Information

Room Level **Dimensions** Level **Dimensions** Room **Bedroom - Primary** 13`2" x 9`4" **Living Room** Main 11`0" x 10`3" Main 3pc Ensuite bath Main 9`1" x 4`11" 4pc Bathroom Main 7`4" x 4`11" Balcony Main 6`4" x 6`3" Kitchen Main 10`4" x 9`7" Walk-In Closet Main 6`11" x 3`2" **Bedroom** Main 9`7" x 8`8"

> Main 8`1" x 3`9" Legal/Tax/Financial

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

Fee Freq: **Monthly**

Legal Desc: **1612796**Remarks

Pub Rmks: Welcome to this exceptional apartment located in the vibrant community of Kincora. This thoughtfully designed residence features two spacious bedrooms and two

full bathrooms, offering comfort and functionality. The primary suite has a private ensuite bathroom and a walk-in closet, providing ample storage space. A generously sized second bedroom and an additional full bathroom enhance the unit's versatility. Key amenities include titled underground heated parking stall, and in-suite laundry, ensuring your comfort and convenience. The condo fees cover water, heating, and other essential services, simplifying your monthly expenses. The Kincora community offers a range of family-friendly amenities, including grocery stores, restaurants, parks, and schools. With quick access to Stoney Trail, Country Hills BLVD commuting is effortless. This home is not just a residence but a place where you can flourish. Schedule your viewing today and experience the best of

Kincora living.

Inclusions: n/a

Property Listed By: 2% Realty

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