



THE
A-TEAM

**RE/MAX
FIRST**

20 KINCORA GLEN Park #703, Calgary T3R 1R9

MLS® #: **A2190245**

Area: **Kincora**

Listing Date: **01/26/25**

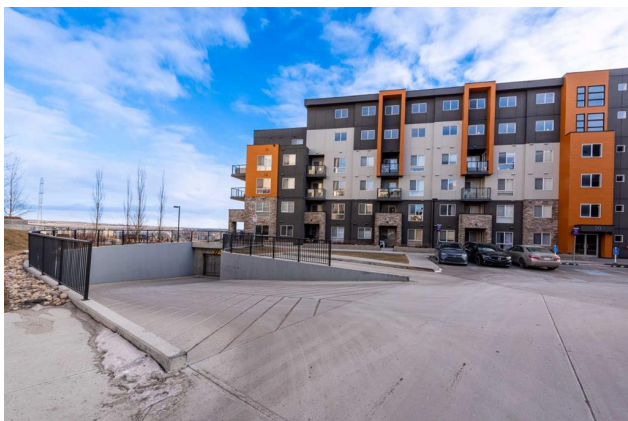
List Price: **\$369,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **713**
Low Sqft:
Ttl Sqft: **713**

Underground

DOM

4

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`3" x 5`1"	4pc Bathroom	Main	4`11" x 7`4"
Bedroom	Main	8`11" x 11`10"	Dining Room	Main	7`8" x 11`4"
Kitchen	Main	10`1" x 12`2"	Laundry	Main	8`4" x 4`0"
Living Room	Main	11`6" x 10`3"	Bedroom - Primary	Main	9`6" x 13`7"

Legal/Tax/Financial

Condo Fee:
\$426

Title:
Fee Simple

Zoning:
M-2

Legal Desc: 1612372

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this Beautiful Top floor unit | 1 Heated underground parking | 2 Bedrooms | 2 Full Bathrooms | Huge ROOF TOP Balcony. This open floor plan features 2 Bedrooms, and Two 4-piece baths with in-unit laundry and has lots of room for a comfortable living/dining room. Spacious kitchen with lots of storage. The bright living room opens to a balcony that is perfect for entertainment during those hot summer days. Close to amenities that include tons of shopping, strip malls, schools, playgrounds, popular restaurants and with super easy access to major routes like Stoney Trail. Great opportunity for first time home buyers or investors. Call today for a viewing!!!!**

Inclusions: **N/A**
Property Listed By: **AMG Realty**

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

