

20 KINCORA GLEN Park #312, Calgary T3R1R9

MLS® #: **A2195658** Area: **Kincora** Listing **02/19/25** List Price: **\$335,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 10-Mar** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **769**
 Low Sqft:
 Ttl Sqft: **769**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Garden**
 Construction: **Composite Siding,Concrete,Stone**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`11" x 10`8"	Walk-In Closet	Main	3`0" x 7`4"
3pc Ensuite bath	Main	4`11" x 8`0"	Living Room	Main	10`5" x 12`2"
Dining Room	Main	8`11" x 5`7"	Kitchen	Main	9`5" x 8`8"
Entrance	Main	4`1" x 4`6"	Den	Main	8`11" x 6`10"
4pc Bathroom	Main	5`3" x 7`5"	Laundry	Main	3`6" x 3`7"
Bedroom	Main	8`11" x 9`6"			

Condo Fee:
\$478

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1612372**

Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **N/A**
Century 21 Argos Realty

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







