

# \$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	56
Zoning	M-2

## Listing Details

Listing Office            Century 21 Argos Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.