

211, 10 Kincora Glen Park NW  
Calgary, Alberta

MLS # A2197637



**\$349,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 448

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Concrete, Stone

**Zoning:** M-2

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** Garage Fob (1), Building Fob (2)

Welcome to this stunning 2-bedroom, 2-bathroom condo with a spacious den, perfect for a variety of lifestyles. The entire unit has been freshly painted, and the carpets have been professionally shampooed, ensuring a move-in ready experience. The bright and open floor plan boasts 9' ceilings throughout, creating an airy and inviting atmosphere. The modern kitchen features sleek granite countertops, stainless steel appliances, and a convenient eating bar. Granite countertops are found throughout the unit, offering elegance and durability. Enjoy the convenience of in-suite laundry, and rest easy knowing this unit is located in a solid concrete building, providing excellent soundproofing for added privacy. The primary bedroom has a walk-in closet & 3pc ensuite while the 2nd bedroom is large and has ample closet space. Enjoy a spacious covered balcony that can accommodate a variety of patio furniture options. Included with the unit is a titled underground parking stall, with easy access for your convenience. Whether you're a young family, roommates, a work-from-home professional, or looking for a smart investment property, this home offers the perfect layout. Located in the desirable Kincora community, you'll be close to all amenities, making it an ideal location for convenience and lifestyle.