

**211, 10 Kincora Glen Park NW
Calgary, Alberta**

MLS # A2197637



\$349,900

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

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.