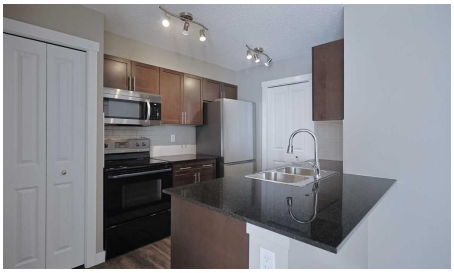
305 10 Kincora Glen Park NW

Calgary | Active | MLS® A2343742

$299,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**704.95 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Fantastic opportunity here in the popular EMERALD SKY condo project in Kincora…only minutes to neighbourhood parks & the Sage Hill Crossing retail complex. Available for quick possession, this 3rd floor unit in this 8-storey concrete tower enjoys laminate floors & granite counters, 2 bedrooms & 2 full bathrooms, titled underground parking & the monthly fees include your heat & water-sewer. Terrific open concept floorplan featuring sunny East-facing living room with large windows & central air, spacious dining room area & maple kitchen with mocha-stained cabinets, granite countertops & stainless steel appliances. The primary bedroom is a smashing size & has a walkthrough closet into the ensuite with walk-in shower. The 2nd bedroom is located on the other side of the condo for added privacy. Convenient insuite laundry/storage room with stacking GE washer & dryer. Both bathrooms have granite counters. Nice-sized balcony off the living room where you can sit back, relax & enjoy the fresh air. Your titled parking stall is just 1 level down & ideally situated close to both the elevator & stairwell. Prime location only minutes to regional shopping (Sage Hill Crossing, Beacon Hill, Gates of Nolan Hill & Sage Hill Quarter), & quick easy access to Shaganappi & Stoney Trails to take you to University of Calgary, Foothills Medical Centre, airport, downtown & beyond!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343742
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	704.95 sq. ft.

Main Level Finished Area:	704.95 sq. ft.
Condo Fee:	$426.75
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1612796
Heating:	Baseboard
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Metal Siding, Stone, Stucco

Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Wall/Window Unit(s)
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Emerald Sky
Community:	Kincora
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 11' × 10'1" ·
Main Floor	Dining Room · 8'11" × 8'10" ·
Main Floor	Kitchen · 10'4" × 8' ·
Main Floor	Laundry · 8'1" × 3'11" ·

Main Floor	Bedroom - Primary · 13'5" × 9'4" ·
Main Floor	Bedroom · 11'5" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, Pantry
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2 d200
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-10-kincora-glen-park-nw-calgary-a2343742/

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