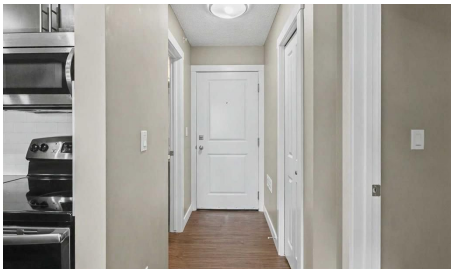
# 801 10 Kincora Glen Park NW

Calgary | Active | MLS® A2347979

**$264,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **2016** | **595.55 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Nineteen 88 Real Estate

# A closer look

This is not your typical condo! Welcome to this beautifully maintained 2-bedroom, 1-bathroom TOP FLOOR corner unit in Kincora, offering exceptional privacy and an abundance of natural light. Step inside to a bright and open-concept living space. The kitchen flows effortlessly into the dining and living areas, creating an inviting space that's perfect for entertaining or simply relaxing at home. The spacious primary bedroom features a walk-in closet, while the second bedroom is thoughtfully separated, making it ideal for guests, a roommate, or a dedicated home office. A full bathroom and separate in-suite laundry room add to the functionality of this well-designed home. One of the biggest highlights is the expansive balcony-an incredible extension of your living space with plenty of room to lounge, dine, entertain, and enjoy the open views and sunshine. When you're ready for some peace and quiet, you'll appreciate the benefits of concrete construction, offering enhanced sound insulation and a quieter living experience. With no neighbours above and the added privacy of a corner location, this unit offers a level of separation that's hard to find in condo living. Located in the popular community of Kincora, you're just minutes from shopping, restaurants, parks, playgrounds, walking paths, and transit, with quick access to Stoney Trail and Shaganappi Trail.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2347979 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **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:** | 595.55 sq. ft. |
| **Condo Fee:** | $396.27 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | Northeast |
| **Floor Location:** | Top |
| **Entry Level:** | 8 |
| **Stories Total:** | 8 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall |
| **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:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 1612796 |
| **Heating:** | Baseboard |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Composite Siding, Concrete, Mixed |
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Laminate |
| **Cooling:** | None |

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|---|---|
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parkade, Stall, 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:** | Elevator(s), Visitor Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| **Inclusions:** | NONE |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Balcony · 19' × 6'2" · |
| **Main Floor** | Bedroom · 9'1" × 9'1" · |
| **Main Floor** | Bedroom - Primary · 14'4" × 9'1" · |
| **Main Floor** | Foyer · 7'9" × 3'7" · |
| **Main Floor** | Kitchen · 8' × 7'10" · |
| **Main Floor** | Living Room · 14'3" × 12' · |
| **Main Floor** | Walk-In Closet · 6'2" × 5'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Granite Counters, No Animal Home, No Smoking Home, Quartz Counters |

| | |
|---|---|
| **Exterior Features:** | Balcony, Lighting |
| **Patio And Porch Features:** | Patio |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | M-2 d200 |
| **Listed Date:** | Sep 26, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/801-10-kincora-glen-park-nw-calgary-a2347979/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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