

**2307, 450 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2289991**



**\$388,800**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Kincora  |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                  |
| <b>Size:</b>     | 941 sq.ft.   | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Enclosed, Off Street, Parkade, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | In Floor, Natural Gas  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 603   |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

Beautifully kept - this spacious 2 bedroom, 2 bathroom unit in the sought after complex "The Pinnacle at Kincora" is sure to impress! Lovely curb appeal and perfectly situated within the community of Kincora within walking distance to parks, pathways, and everyday shopping conveniences. Offering 941 SF of functional design welcoming you into a large foyer where you will love the choice flooring and color pallet throughout that is visually captivating. The Chef's kitchen showcases high-end stainless-steel appliances, mosaic tile backsplash, Quartz countertops and an over-sized island with eating bar. The dining area has French door access to the balcony and opens to the living room with cozy gas fireplace. The primary bedroom features a walk-in closet with custom built-ins and a 4 piece ensuite with dual sink vanity. A second guest room with dual closets, 4 piece bathroom and insuite laundry complete this unit. Don't overlook the central AC for those hot summer days, titled underground parking stall, assigned storage locker and bike storage. Enjoy the maintenance free, 18+ adult living in a pet friendly building (upon board approval) today!