

3113, 450 Kincora Glen Road NW
Calgary, Alberta

MLS # A2325830



\$214,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to The Pinnacle, a well maintained 18+ building in 1 of Calgary's most desirable NW communities. This bright and spacious main floor 1 bdrm, 1 bathroom condo offers over 575 sq. ft. of living space with one of the best views in the complex, overlooking the landscaped central courtyard. The open concept layout features a kitchen with ample cabinetry, a large breakfast bar that fits 4, and seamless flow into the living area. A spacious entryway provides a versatile space for additional storage or WFH desk, making working from home both comfortable and convenient. Step outside to the covered balcony allowing you to enjoy grilling and outdoor living year round while taking in the peaceful courtyard views, no the road, visitor parking or inside other units. The spacious primary bdrm features a walkthrough closet with direct access to the 4 piece bathroom, while in suite laundry, titled heated underground parking with dedicated storage space attached to the parking stall (#121) add outstanding everyday convenience. Residents enjoy beautifully maintained grounds, walking paths, park benches, ample visitor parking, and easy access to shopping, restaurants, transit, and major routes. This is an exceptional opportunity to enjoy quiet, maintenance free living in the heart of Kincora.