

2405, 450 Kincora Glen Road NW
Calgary, Alberta

MLS # A2348155



\$229,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, See Remarks, Storage		

Inclusions: Portable AC Unit, Ceiling Fan, 1 Parking Fob, 2 Entrance fobs, 2 Mailbox Keys, 1 Visitor Tag

TOP-FLOOR living in The Pinnacle at Kincora! This bright and well-kept one-bedroom condo offers a smart, functional layout with high ceilings and plenty of natural light. The open-concept kitchen features stainless steel appliances, generous cabinetry, tiled backsplash and a large island with seating and excellent workspace, flowing naturally into the living area. Step outside to the covered top-floor balcony, a comfortable outdoor space for morning coffee or relaxing at the end of the day. The bedroom features a walk-through closet with direct access to the 4-piece bathroom, while in-suite laundry adds everyday convenience. Storage is a real bonus here. In addition to the bedroom closet, there is a separate storage room off the main living area, ideal for shelving, pantry-style storage or larger household items. The unit also includes titled heated underground parking with a storage cage and an assigned storage locker on the units floor. The Pinnacle at Kincora is a well-maintained 18+ adult-living complex with attractive common areas, landscaped grounds and visitor parking. Pets are permitted with Board approval and subject to bylaw restrictions; dogs are limited to a maximum of 15 inches at the shoulder or 30 lbs. The location is exceptionally convenient, with shopping, restaurants and everyday services just across Symons Valley Parkway, plus Costco, Home Depot, Winners/HomeSense and additional retail only a short drive away. Walking and bike paths connect throughout the surrounding communities and into Calgary's larger pathway system, with golf courses and Nose Hill Park also within easy reach.