



**GRASSROOTS**  
REALTY GROUP

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**2404, 450 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2215642**



**\$359,900**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 530
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV wall mount, Side tables attached to the walls in the bedrooms

**NEW PRICE.** Gorgeous TOP FLOOR 2 bedroom 2 bathroom unit in The Pinnacle at Kincora. So many upgrades: Luxury Vinyl Plank flooring, newer Stainless Steel appliances, In-suite washer and dryer, Californian Closets, Top Floor, Titled Underground Parking Stall and 2 assigned Storage lockers (one just down the hall). This spacious condo in a boutique style complex has an open concept floor plan with shaker style kitchen cabinets and an over sized island with quartz counter top that over looks the spacious living room, dining room and door to large covered balcony. Not all units have a fireplace but this one does. Two bedrooms on the opposite side of the condo with double master bathrooms and walk through closets upgraded with California Closets make this the ideal floor plan for roommates or home office situation. The Pinnacle is the premier building in the area with lots of landscaped outdoor space. The building is pristinely maintained and super quiet and includes visitor parking and bike storage. 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!