



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1103, 450 Kincora Glen Road NW
Calgary, Alberta

MLS # A2256474



\$264,900

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this immaculate GROUND FLOOR condo in THE PINNACLE AT KINCORA! Built in 2021 by COVE PROPERTIES, one of Calgary's top award-winning multifamily developers. Adult only (18+) complex with 129 units across 3 well-designed buildings. Pristine, OPEN FLOOR PLAN offering 512 ft2 plus a 133 ft2 COVERED PATIO with gas BBQ hookup. Unique option to access the unit directly from the patio - no need to go through the building. Modern WHITE KITCHEN with upgraded stainless steel appliances and QUARTZ COUNTERTOPS. Spacious bedroom with walk through closet (built in white cabinet included) to the "cheater" ensuite bath. Convenient IN SUITE LAUNDRY room with washer and dryer included. Prime location within walking distance of shopping, parks and great walking trails, and only minutes to regional shopping centers (Sage Hill Crossing, Beacon Hill, Gates of Nolan Hill and Sage Hill Quarter). Shaganappi and Stoney Trail gives you quick access to University of Calgary, Foothills Medical Centre, Market Mall, Calgary International Airport and downtown. Low condo fees of only \$318.14/month including most utilities. Perfect for FIRST TIME BUYERS, INVESTORS or DOWNSIZERS. Why rent when you can own? Don't let this opportunity pass you by!