



GRASSROOTS
REALTY GROUP

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**3109, 450 Kincora Glen Road
Calgary, Alberta**

MLS # A2263267



\$519,999

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,156 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Shingle Siding, Stone	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, Walk-In Closet(s)		

Inclusions: window coverings, portable air conditioner

Welcome to The Pinnacle at Kincora — a boutique, meticulously crafted condo complex by Cove Properties, one of Calgary's most trusted and award-winning multifamily developers celebrated for their commitment to quality and design excellence. Tucked away in one of Kincora's most peaceful pockets, this elegant 2-bedroom plus den (or office), 2-bath residence offers the perfect blend of comfort, style, and functionality — all within walking distance to scenic parks, pathways, and convenient shopping. Boasting 1,156 sq. ft. of single-level living, this spacious and beautifully upgraded home features quartz countertops, designer tile, LVP flooring, and elegant fixtures and finishes throughout. The high-end KitchenAid stainless-steel appliances remain under warranty and are complemented by a chef-style hood fan and a bright, modern aesthetic highlighted by brand-new upgraded lighting. Enjoy year-round comfort with a portable A/C unit, and unwind in style with new custom shutters framing every window for added privacy and sophistication. Unlike many condos, this home includes two titled underground heated parking stalls plus bike storage, offering convenience and flexibility for owners. Step outside to your private covered patio — the perfect spot to relax after a long day and enjoy your own quiet outdoor retreat with a gas line for your bar-b-q. Unit 3109, a former show suite until just three years ago, has been meticulously maintained and lightly lived in. It showcases painted warm beige cabinetry and a bright, inviting atmosphere throughout. Situated in a secure, maintenance-free, 18+ building, The Pinnacle at Kincora delivers a rare combination of luxury, peace of mind, and effortless living. Pets are allowed upon board approval. Don't miss your opportunity to make this remarkable home yours —

contact your Realtor today to book a private viewing!