



GRASSROOTS
REALTY GROUP

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**3406, 450 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2274700



\$245,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Wall mounted air conditioner

If you've been dreaming of a bright, easygoing home where the sun basically greets you every morning, welcome. This south-facing 1 bed, 1 bath condo (complete with a clever Jack-and-Jill bath connecting the bedroom and main living area) is the kind of place that instantly feels calm, fresh, and uncomplicated. And don't worry — you won't overheat. The built-in air conditioner is ready to swoop in whenever the sunshine gets a little too enthusiastic. With 9-foot ceilings, this cozy space somehow feels both open and inviting. Inside, everything has just been refreshed: brand new carpet underfoot, fresh paint throughout, a new faucet, and a shiny new microwave hood fan so your popcorn game is officially elevated. The living space opens onto a large, sunny deck — perfect for that morning coffee, afternoon tea, or evening cocktail (no judgment if it's all three). This 18+ building is exceptionally well cared for and wonderfully quiet — ideal for snowbirds, retirees, or an active professional who loves low-maintenance living with a little extra breathing room. Extras you'll love: • TWO titled parking stalls: one underground, one surface • TWO storage lockers: one in the parkade plus an impressive 8' x 6' locker on the 4th floor • Bike storage for those who prefer two wheels over four • A solid condo board & a building that always feels thoughtfully maintained. Ask your favourite realtor for a showing!