



3412, 450 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2278354



**\$380,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 651
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Gas Fireplace in the living room, Blinds		

Great location and top-floor 2-bedroom, 2-bathroom condo ready for you to move in. This unit features a great layout and offers a prime bedroom with a walk-in closet and a spacious 3-piece washroom. The second bedroom is a good-sized room, a 4-piece bathroom and your own walk-in closet. The kitchen offers stainless steel" KitchenAid" appliances, lots of storage and ample counter space with an eating breakfast bar. The living room is very cozy with a gas fireplace and a walkout to the balcony. This 18+building is exceptionally well cared for and has easy access to amenities and walking paths.