



GRASSROOTS
REALTY GROUP

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**3412, 450 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2278354



\$380,000

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

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

Inclusions: 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.