



**2305, 450 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2299882



\$244,500

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to The Pinnacle at Kincora, an 18+ building in one of NW Calgary's most sought-after communities. This beautifully maintained 1 bedroom, 1 bathroom unit features a rarely available floorplan that doesn't come to market often. Step inside to a bright, open-concept layout with a fully equipped kitchen showcasing stainless steel appliances, ample cabinetry, and a large breakfast bar overlooking the spacious living area—perfect for everyday living or entertaining. The living room extends onto an oversized covered balcony with a gas hookup, ideal for year-round BBQs and relaxing evenings. The generous primary bedroom offers a walk-in closet with direct access to the 4-piece bathroom, creating a functional and private retreat. Additional highlights include in-suite laundry, titled heated underground parking, and a separate storage locker. Enjoy unbeatable convenience just across Symons Valley Parkway from Sage Hill Shopping Plaza, featuring everything from groceries and restaurants to banking and fitness. Surrounded by parks, ponds, and scenic pathways, and with quick access to Shaganappi Trail, Stoney Trail, and transit, this location truly has it all. Don't miss your chance to own this exceptional unit—book your private showing today!