



**2203, 450 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2304482**



**\$374,800**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** none

Welcome to this bright and cheerful 2-bedroom, 2-bathroom corner unit condo in the sought-after Pinnacle at Kincora, the quiet, friendly 18+ building in one of NW Calgary's most desirable communities. This spacious and well-designed floor plan features bedrooms on opposite sides of the unit, offering added privacy, along with two full bathrooms. Formerly the show suite during the development's sales phase, this home is loaded with upgrades throughout. Highlights include a KitchenAid stainless steel appliance package, a built-in microwave, kitchen cabinetry upgraded with multiple pull-out pot-and-pan drawers, a chimney-style hood fan, quartz countertops, and luxury vinyl plank flooring in the living area. The unit also features central air conditioning, along with blinds and drapery throughout for added comfort and convenience. A titled underground parking stall is included. The open-concept living space is perfect for both relaxing and entertaining, with direct access to a large patio complete with a BBQ gas line—ideal for enjoying outdoor living. Situated in an excellent location with open views, this home is just minutes from Sage Hill Plaza, offering convenient access to major retailers such as Walmart, T&T Supermarket, and a variety of shops, restaurants and services. Schools and other amenities are also nearby. This beautifully upgraded unit is move-in ready and offers exceptional value in Kincora NW Calgary.