



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

3108, 450 Kincora Glen Road NW  
Calgary, Alberta

MLS # A2304484



**\$429,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Kincora  |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                  |
| <b>Size:</b>     | 997 sq.ft.   | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Additional Parking, Guest, Owned, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | In Floor, Natural Gas   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 671   |
| <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, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

Welcome to this fully upgraded 2 BED, 2 BATH + DEN GROUND-FLOOR CONDO in the desirable community of KINCORA. The DEN offers the perfect flex space for a home office, reading nook, or lifestyle workspace. This bright, open-concept unit features UPGRADED QUARTZ COUNTERTOPS THROUGHOUT THE UNIT and STAINLESS STEEL APPLIANCES, along with modern finishes, PATIO ACCESS, and the comfort of an AIR CONDITIONING UNIT for SEASONAL ENJOYMENT. The home includes TWO TITLED PARKING STALLS—one underground and one surface—plus abundant storage space, with storage attached to the underground stall and an additional STORAGE LOCKER on the second floor. This 18+ BUILDING offers beautifully maintained grounds, park benches, and ample visitor parking, all just minutes from shopping, dining, walking paths, and transit in the beautiful Kincora neighbourhood.