



**3308, 450 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2139440**



**\$420,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, 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, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<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, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*PRICE REDUCTION\*\*** Welcome to "The Pinnacle at Kincora," an exclusive 18+ property nestled in one of NW Calgary's most sought-after communities. This stunning 2-bedroom plus den unit, featuring two washrooms, boasts an exceptional floor plan and a spacious covered balcony. The unit is elegantly finished with quartz countertops, top-of-the-line KitchenAid stainless steel appliances, in-suite washer and dryer, plush carpeting in the bedrooms. Included in the price is a titled, underground, heated parking stall for your convenience. Located in the heart of Kincora, just across Symons Valley Parkway from the vibrant Sage Hill Shopping Plaza, this home offers unparalleled access to an array of amenities including Walmart, Tim Hortons, a library, T&T Supermarket, Dollarama, various restaurants, pharmacies, dental services, and more. Additional highlights include the benefit of nearby parks, ponds, and pathways in both Kincora and Sage Hill, offering ample opportunities for outdoor recreation. With easy access to Shaganappi Trail, Stoney Trail, and public transportation, commuting is a breeze. Don't miss out on this charming home. Call today to schedule your private viewing!