



**2306, 450 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2166087



\$359,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	796 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

*** \$20,000 PRICE IMPROVEMENT *** Don't miss your chance to call THE PINNACLE AT KINCORA home—Cove Properties' sought-after 18+ condo project in Symons Valley. This 3rd-floor unit offers 2 BEDROOMS, 2 FULL BATHS, 1 TITLED UNDERGROUND PARKING spot, and 2 separate STORAGE UNITS. Just steps from Sage Hill Crossing and with easy access to Symons Valley Parkway. The open-concept layout is filled with natural light, featuring a spacious living room, a dining area with balcony access, and a modern kitchen with soft-close cabinets, a center island, a pantry, and stainless steel appliances. The cozy primary bedroom includes a walk-through closet leading to a private ensuite with a walk-in shower. The second bedroom also features a walk-through closet that opens into a full ensuite bathroom with a walk-in shower. Additional features include in-suite laundry with a stacked washer and dryer. In the underground parkade, your parking stall comes with a storage cage. Monthly fees cover heat and water/sewer, and amenities include bike storage, a welcoming lobby with a lounge and fireplace, beautifully landscaped grounds, and ample visitor parking.