



GRASSROOTS
REALTY GROUP

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**3303, 450 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2211582



\$419,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to "The Pinnacle at Kincora" – Boutique Luxury Living for Adults 18+! Experience refined living in one of Northwest Calgary's most desirable communities. This beautifully appointed 2-bedroom plus den, 2-bathroom unit offers a thoughtfully designed layout that combines comfort, style, and functionality. From the moment you walk in, you'll notice the attention to detail with high-end finishes throughout, including sleek quartz countertops, top-of-the-line stainless steel appliances, and an in-suite washer and dryer for added convenience. The spacious covered balcony, complete with a full BBQ hookup, offers the perfect spot to relax or entertain, no matter the season. The bedrooms are finished with plush carpeting, adding a touch of warmth and luxury, while the heated floors throughout the living space make this home as cozy as it is elegant. One of the standout features of this boutique building is its exceptional soundproofing—carefully engineered to ensure a peaceful living environment that truly sets it apart. Walk the hallways or sit quietly in your suite, and you'll notice the difference—it simply doesn't compare to most other condo complexes. This home also includes a titled, underground heated parking stall. Located in the heart of Kincora, directly across Symons Valley Parkway from the vibrant Sage Hill Crossing plaza, you're just steps away from major retailers such as Walmart, T&T Supermarket, and Dollarama, along with coffee shops like Tim Hortons, restaurants, a public library, medical and dental services, and more. Surrounded by parks, ponds, and scenic walking paths in both Kincora and Sage Hill, outdoor recreation is always close by. Commuting is a breeze with quick access to Stoney Trail, Shaganappi Trail, and convenient public transit options. Whether you're downsizing, investing, or simply

seeking a quiet, modern place to call home, this exceptional unit offers it all. Your peaceful, stylish sanctuary is waiting.