

# \$539,800 - 2108, 450 Kincora Glen Road Nw, Calgary

MLS® #A2215179

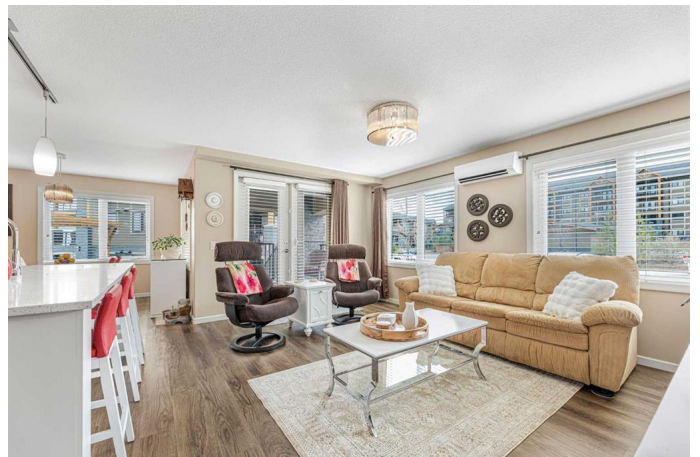
**\$539,800**

2 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

Welcome to Cove Propertiesâ€™™ coveted adult 18+ community of THE PINNACLE AT KINCORA & this beautifully appointed 2 bedroom condo here in the popular Symons Valley neighbourhood of Kincora. This gorgeous main floor corner unit enjoys free-flowing open concept floorplan, 2 full bathrooms & upgraded vinyl plank floors, sleek designer kitchen & 2 titled parking stalls for your exclusive use. Wonderful mint condition home featuring warm neutral décor, spacious inviting living room with large windows, great-sized dining room area & stylish kitchen with quartz countertops, loads of cabinet space & upgraded stainless steel appliances; there's also a big walk-in pantry which could also be a great home office. Located on opposite sides of the condo, both bedrooms are a fantastic size with excellent closet space; the primary bedroom has a walk-in closet & ensuite with double vanities & separate shower, & the 2nd bedroom has a walkthrough closet & its own private access into the 2nd full bathroom. Large ensuite laundry with stacking LG washer & dryer. For your outdoor enjoyment & your pets, you have the covered terrace complete with natural gas line for your BBQ..& it opens out to the walking path & pergola with benches. Your new home also has 2 titled parking stallsâ€”the underground stall has an adjoining storage locker & the outside stall â€” located across from the building, is equipped with a plug-in. Thereâ€™™s also another separate storage



locker, quartz counters in both bathrooms, central air & radiant infloor heating. Monthly maintenance fees include both heat & water-sewer, residentsâ€™™ bike storage, plenty of visitor parking & beautifully landscaped grounds with benches. Prime location only minutes to regional shopping (Sage Hill Crossing, Beacon Hill, Gates of Nolan Hill & Sage Hill Quarter), & quick easy access to Shaganappi & Stoney Trails to take you to University of Calgary, Foothills Medical Centre, airport, downtown & beyond!

Built in 2017

### **Essential Information**

MLS® #	A2215179
Price	\$539,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2108, 450 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S2

### **Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2

Parking	Parkade, Plug-In, Stall, Titled
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

### Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	9
Zoning	M-2

### Listing Details

Listing Office	Royal LePage Benchmark
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