

2108, 450 Kincora Glen Road NW
Calgary, Alberta

MLS # A2215179



\$539,800

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,155 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 788
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cove Properties' 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 stalls; the underground stall has an adjoining storage locker & the outside stall — located across from the building, is equipped with a plug-in. There's also another separate storage locker, quartz counters in both bathrooms, central air & radiant in-floor heating. Monthly maintenance fees include both heat & water-sewer, residents' 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!