

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

MLS® #A2215179

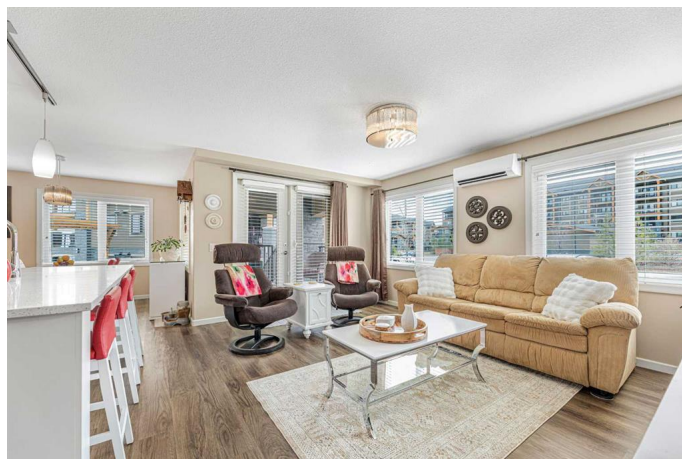
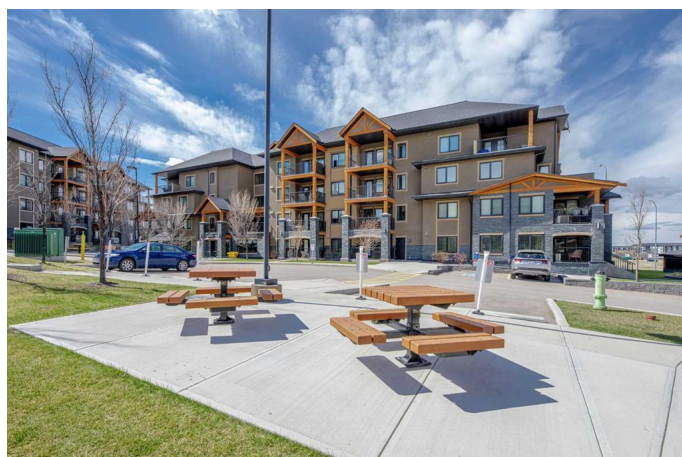
\$539,800

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 | 12 |
| Zoning | M-2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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