

**2108, 450 Kincora Glen Road NW  
Calgary, Alberta**

**MLS # A2215179**



**\$539,800**

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

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 788
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!