

**3109, 450 Kincora Glen Road
Calgary, Alberta**

MLS # A2263267



\$519,999

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,156 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 795
Basement:	-	LLD:	-
Exterior:	Shingle Siding, Stone	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, Walk-In Closet(s)		

Inclusions: window coverings, portable air conditioner

Welcome to The Pinnacle at Kincora – a boutique, meticulously crafted condo complex by Cove Properties, one of Calgary’s most trusted and award-winning multifamily developers celebrated for their commitment to quality and design excellence. Tucked away in one of Kincora’s most peaceful pockets, this elegant 2-bedroom plus den (or office), 2-bath residence offers the perfect blend of comfort, style, and functionality – all within walking distance to scenic parks, pathways, and convenient shopping. Boasting 1,156 sq. ft. of single-level living, this spacious and beautifully upgraded home features quartz countertops, designer tile, LVP flooring, and elegant fixtures and finishes throughout. The high-end KitchenAid stainless-steel appliances remain under extended warranty and are complemented by a chef-style hood fan and a bright, modern aesthetic highlighted by brand-new upgraded lighting from Cartwright (\$2500). Enjoy year-round comfort with a portable A/C unit, and unwind in style with new custom shutters and drapes (\$10,000) framing every window for added privacy and sophistication. Unlike many condos, this home includes two titled underground heated parking stalls (\$25,000 each) plus bike storage, offering convenience and flexibility for owners. Step outside to your private covered patio with a gate to walk outside (\$800) – the perfect spot to relax after a long day and enjoy your own quiet outdoor retreat with a gas line for your bar-b-q. Unit 3109, a former show suite until just three years ago, has been meticulously maintained and lightly lived in. It showcases painted warm beige cabinetry and a bright, inviting atmosphere throughout. Situated in a secure, maintenance-free, 18+ building, The Pinnacle at Kincora delivers a rare combination of luxury, peace of mind, and effortless

living. Pets are allowed upon board approval. Don't miss your opportunity to make this remarkable home yours — contact your Realtor today to book a private viewing!