

**3404, 450 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2200708



\$320,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Rare opportunity to live in an 18+ ADULT building that welcomes PETS in the heart of one of NW Calgary's most desirable communities, Kincora! This TOP FLOOR AIR-CONDITIONED unit with NEW CARPET & QUARTZ stone counters plus freshly painted in a modern neutral color. MORE REASONS YOU WILL LOVE THIS HOME • The DEN makes an ideal HOME OFFICE or you could even use it as a small GUEST ROOM with a double bed • STAINLESS appliances & tons of cabinetry • Upgraded bathroom with a very large vanity, tiled shower & deep soaker tub • Laundry conveniently located in walk-through closet • Spacious balcony with the PRIVACY of no neighbours directly behind you! • 9-Ft knockdown ceilings accentuating the larger size of the unit! This unit includes a TITLED underground parking stall conveniently located near the elevator. A standout feature is the PRIVATE STORAGE ROOM directly in front of your stall, offering secure, clean & discreet storage—unlike standard open cages. A rare find, as only a few units have this! The complex offers pristine landscaping & lots of visitor parking. This prime location offers effortless access to major shopping hubs like Sage Hill Crossing, Beacon Hill, Gates of Nolan Hill & Sage Hill Quarter. Walk to nearby bus stops or enjoy quick connections via Shaganappi & Stoney Trail to the University of Calgary, Foothills Medical Centre, the airport & downtown. Need a quick getaway? Hop in your car & you can be in the mountains in just an hour! Plus, you're just steps from Walmart, Tim Hortons, T&T Supermarket, a library, banks, restaurants, a pharmacy & more—everything you need, right at your fingertips! Let's not forget about the beautiful parks, ponds & pathways of Kincora & Sage Hill, perfect for getting out & enjoying some fresh air. Whether it's for work or play,

getting around is an absolute breeze! Unbeatable Location with Everything at Your Doorstep! ** Be sure to check out the 3D Tour! **