

\$299,900 - 1106, 450 Kincora Glen Road, Calgary

MLS® #A2093097

\$299,900

1 Bedroom, 1.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Kincora, Calgary, Alberta

WELCOME to this SPACIOUS + IMMACULATE Condo ground floor unit w/IN-FLOOR HEATING that has 669.90 sq ft + a PATIO of 16'8 x 8' 6 ft!!! UNIQUE because it also has 2 TITLED PARKING STALLS w/STORAGE CAGES, + an ADDITIONAL 4' X 6' STORAGE ROOM (30-year lease) on the 2nd Floor!!! The Pinnacle at Kincora is a METICULOUSLY DESIGNED condo complex by Cove Properties, one of Calgary's TOP AWARD-WINNING multifamily developers w/PRISTINE REPUTATION for QUALITY CONSTRUCTION. YOUR new HOME is situated in one of the BEST LOCATIONS in Kincora; TUCKED AWAY but within walking distance to SHOPPING + FUTURE PARK DEVELOPMENT across the street!!! We start w/SPACIOUS FOYER, VINYL PLANK FLOORING throughout, 7' 10" KNOCKED DOWN CEILINGS, HUNTER DOUGLAS BLACK OUT BLINDS/SHEERS, + IN-SUITE LAUNDRY. The KITCHEN has ELEGANT LIGHT BROWN CABINETRY, TILED BACKSPLASH, UPGRADED SS APPLIANCES, GORGEOUS QUARTZ COUNTER TOPS, UNDER COUNTER LIGHTING, LARGE OVERSIZED ISLAND w/DRAWERS that has a BREAKFAST BAR area to eat at. The 16' X 12' LIVING ROOM is GREAT for ENTERTAINING or putting your feet up after a long day. The Patio Door leads out to the NORTH FACING COVERED Patio overlooking a HUGE GREEN



SPACE which is ZONED for PARKWAY (No buildings so it stays as a park!). It has a SEPARATE ENTRANCE which is CONVENIENT, also has a GAS LINE for a BBQ. This area is for LOUNGING while ENJOYING LOOKING out at the SUNSETS or having a morning coffee!!! So much PRIVACY as well due to space in between the neighbors w/flower pots, + extra railing. The BEDROOM has a BUILT-IN MURPHY BED which also has plenty of room to use as an OFFICE or DEN. It has the WALK-IN CLOSET w/BUILT-IN CLOSET ORGANIZERS incl/4 SOLID WHITE SHELVING, as well as the 4 pc BATHROOM which incl/GLASS SHOWER DOOR, QUARTZ COUNTERS, TILED BACKSPLASH, + Brown Cabinetry. Inside the Bathroom Cabinet is 4 solid white shelving as well. There is LED LIGHTING throughout. This condo is IMMACULATE!!! ENJOY single level living in this SECURE, MAINTENANCE-FREE EXCLUSIVE 18+ BUILDING!!! This 1 Bedroom Unit is one of 6 in this area, + it has the most sq footage so VALUE for the \$\$\$!!! So MUCH STORAGE!!! The coat closet too. This unit is a block away from AMENITIES, RESTAURANTS, PROFESSIONAL OFFICES, + MORE. A QUICK drive to Stoney trail + Deerfoot Trail as an easy commute. On top of that KINCORA has a NEIGHBORLY COMMUNITY with the Parade of Garage Sales, Colors Festival-Holi, City of Calgary-Neighbor Day, 14th Annual Stampede Breakfast, Food Trucks from June-October + Winter Festivals!!! *Please note: Please keep friendly cat inside, do not let out; thank you.*

Built in 2021

Essential Information

MLS® #	A2093097
Price	\$299,900
Sold Price	\$311,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	670
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1106, 450 Kincora Glen Road
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1S2

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting, Private Entrance
Roof	Flat Torch Membrane, Membrane
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 21st, 2023
Days on Market	4
Zoning	M-2 d200
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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