

# \$349,000 - 2306, 450 Kincora Glen Road Nw, Calgary

MLS® #A2166087

**\$349,000**

2 Bedroom, 2.00 Bathroom, 796 sqft

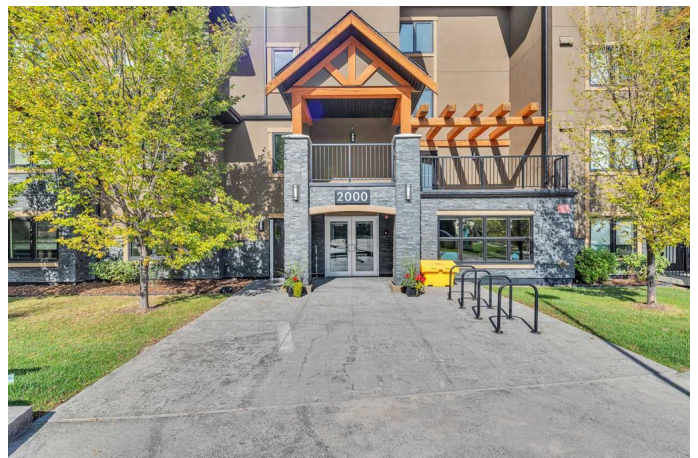
Residential on 0.00 Acres

Kincora, Calgary, Alberta

\*\*\* PRICE IMPROVEMENT \*\*\* Don't miss your chance to call THE PINNACLE AT KINCORA home! "Cove Properties" sought-after 18+ condo project in Symons Valley. This 3rd-floor unit offers 2 BEDROOMS, 2 FULL BATHS, 1 TITLED UNDERGROUND PARKING spot, and 2 separate STORAGE UNITS. Just steps from Sage Hill Crossing and with easy access to Symons Valley Parkway. The open-concept layout is filled with natural light, featuring a spacious living room, a dining area with balcony access, and a modern kitchen with soft-close cabinets, a center island, a pantry, and stainless steel appliances. The cozy primary bedroom includes a walk-through closet leading to a private ensuite with a walk-in shower. The second bedroom also features a walk-through closet that opens into a full ensuite bathroom with a walk-in shower. Additional features include in-suite laundry with a stacked washer and dryer. In the underground parkade, your parking stall comes with a storage cage. Monthly fees cover heat and water/sewer, and amenities include bike storage, a welcoming lobby with a lounge and fireplace, beautifully landscaped grounds, and ample visitor parking.

Built in 2017

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2166087      |
| Price          | \$349,000     |
| Sold Price     | \$340,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 796           |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2306, 450 Kincora Glen Road Nw |
| Subdivision | Kincora                        |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1S2                        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                   |
| Parking        | Underground                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                       |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Range Hood, Window Coverings |
| Heating           | Natural Gas, In Floor                                                                |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Courtyard, BBQ gas line, Storage |
| Construction      | Stone, Stucco, Wood Frame                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2024 |
| Date Sold      | November 27th, 2024  |
| Days on Market | 68                   |
| Zoning         | M-2 d200             |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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