

\$320,000 - 3404, 450 Kincora Glen Road Nw, Calgary

MLS® #A2200708

\$320,000

1 Bedroom, 1.00 Bathroom, 705 sqft
Residential on 0.00 Acres

Kincora, Calgary, Alberta

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 & moreâ€”everything you need, right at your fingertips! Letâ€™s not forget about the beautiful parks, ponds & pathways of Kincora & Sage Hill, perfect for getting out & enjoying some fresh air. Whether itâ€™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! **

Built in 2018

Essential Information

MLS® #	A2200708
Price	\$320,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	705
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3404, 450 Kincora Glen Road Nw
Subdivision	Kincora
City	Calgary
County	Calgary

Province Alberta
Postal Code T3R 1S2

Amenities

Amenities Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking, Picnic Area
Parking Spaces 1
Parking Heated Garage, Parkade, Stall, Underground, Enclosed, Secured, Titled

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating Boiler, In Floor
Cooling Central Air, Wall/Window Unit(s)
of Stories 4

Exterior

Exterior Features Balcony
Construction Stone, Stucco

Additional Information

Date Listed March 11th, 2025
Days on Market 3
Zoning M-2
HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Masters

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