

450 KINCORA GLEN Road #2306, Calgary T3R 1S2

MLS® #: **A2166087** Area: **Kincora** Listing Date: **09/19/24** List Price: **\$349,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **796**
 Low Sqft:
 Ttl Sqft: **796**

DOM

64
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Storage**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`5"	Kitchen	Main	13`0" x 10`4"
Dining Room	Main	9`2" x 7`8"	Bedroom	Main	9`11" x 9`8"
3pc Ensuite bath	Main	7`11" x 4`10"	Bedroom - Primary	Main	10`1" x 9`0"
3pc Ensuite bath	Main	8`9" x 4`10"	Laundry	Main	3`5" x 3`0"

Legal/Tax/Financial

Condo Fee: **\$492** Title: **Fee Simple** Zoning: **M-2 d200**

Legal Desc:

1710226

Fee Freq:
Monthly

Remarks

Pub Rmks:

***** 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.**

Inclusions:

N/A

Property Listed By:

2% Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









