

**3201, 450 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2283830



\$499,800

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,168 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 792
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features: See Remarks	Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters,		
Inclusions:	Freezer (beside the washer and dryer.)		

Welcome to this exceptional 2-bedroom, 2-bathroom corner unit in a highly sought-after 18+ building in NW Calgary. Offering 1,167 sq. ft. of beautifully maintained living space, this home showcases outstanding pride of ownership and a variety of thoughtfully designed custom upgrades. The open-concept layout is enhanced by abundant natural light from additional corner windows and a private setting with no immediate neighbours. The home features custom California Closets throughout, including a built-in Murphy bed in the second bedroom, a custom closet TV stand in the primary bedroom, and a sleek floating TV console in the living room. The modern kitchen combines elegance and functionality with an upgraded appliance package, quartz countertops, heated porcelain tile flooring, and custom window coverings. Year-round comfort is ensured with air conditioning and a convection floor heating system. Additional highlights include two side-by-side titled underground parking stalls, customized storage shelving, and a large private storage unit (4' x 5' x 8 ft) with a 93-year remaining lease. Step outside to your private balcony with gas BBQ hookup, perfect for relaxing or entertaining during Calgary's warm summer evenings. Ideally located minutes from Beacon Hill Shopping Centre, with convenient access to Costco, Walmart, restaurants, and major amenities, this home offers the perfect combination of luxury, comfort, and convenience.