

# \$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 2  
Zoning M-2  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Masters

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