

450 Kincora Glen Road #1104, Calgary

A1052414

Sold

Residential

DOM: 378

LP: \$471,863 SP: \$463,900



<b>Class:</b>	Apartment	<b>City:</b>	Calgary
<b>Type:</b>	Low Rise (2-4 stories)	<b>District:</b>	CAL Zone N
<b>Levels:</b>	Single Level Unit	<b>Subdivision:</b>	Kincora
<b>Yr Built:</b>	2021	<b>Beds:</b>	2
<b>LINC#:</b>	0038766333	<b>F/H Bth:</b>	2/0
<b>Arch Style:</b>	Apartment, Low-Rise(1-4)	<b>Lot Size:</b>	
<b>Possession:</b>	Negotiable, Upon Completion / /	<b>Lot Dim:</b>	
<b>Legal Pln:</b>	1710226	<b>Blk:</b>	
		<b>Lot:</b>	SP/SF: \$395
<b>Zoning:</b>	00	<b>Tax \$/Yr:</b>	\$0/2021
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp:</b>	
<b>New Hm:</b>	Yes	<b>Suite:</b>	No
<b>Disclosure:</b>	No Disclosure	<b>Front Exp:</b>	S
<b>Restrict:</b>	Adult Living, Pet Restrictions or Board approval Required		

The Pinnacle at Kincora is a meticulously designed condo complex by Cove Properties, one of Calgary's top award-winning multifamily developers, with a pristine reputation for quality construction. Your new home is situated in one of the best locations in the Kincora ; tucked away but within walking distance to shopping and parks. Your 2 bed, 2 bath + Den unit is (1274 sq.ft. Architectural Measurement & 1173sq.ft. RMS Measurement) and includes titled underground heated secured parking, quartz counters, designer tile, elegant fixtures & finishes, luxury vinyl plank flooring, and chef-quality stainless appliances with hood fan. Enjoy single level living in this secure, maintenance-free, exclusive 18+ building. Current tax assessment is prior to unit completion - a new assessment in 2022 will then showcase the completed unit assessment. Title parking stall number to be determined. Pictures are of the show suite, not the actual unit. Window coverings are not included. The sales center is located at 450 Kincora Glen Road NW (Building 1000). Sales center hours are M,T,W,Th 2pm-7pm & Sat/Sun Noon-5pm.

<b>Baths:</b>	2Pc	3Pc	4Pc	5Pc	6Pc	<b>Bed Abv:</b>	2	<b>Main:</b>	SqMtr	SqFt
<b>EnSuite:</b>	0	0	1	0	0	<b>Rms Abv:</b>	6	<b>Upper:</b>	SqMtr	SqFt
	0	1	0	0	0			<b>Blw Grd:</b>	SqMtr	SqFt
<b>Gar Dim:</b>								<b>Total AG:</b>	109 SqMtr	1,173 SqFt

<b>Basement:</b>	None	<b>Laundry:</b>	In Unit
<b>Heating:</b>	In Floor, Natural Gas	<b>Fireplace:</b>	0/
<b>Construct:</b>	Stone, Stucco, Wood Frame	<b>Cooling:</b>	None
<b>Foundatn:</b>	Poured Concrete	<b>Flooring:</b>	Ceramic Tile, See Remarks, Vinyl
<b>Exterior:</b>	None	<b>Fencing:</b>	None
<b>Roof:</b>	Asphalt Shingle	<b>Balcony:</b>	Balcony(s), Patio
<b>Reports:</b>	Floor Plans		
<b>Parkina:</b>	Parkade, Stall, Underground		
<b>Features:</b>	Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s)		
<b>Comm Feat:</b>	Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby		
<b>Lot Feat:</b>	Low Maintenance Landscape, Underground Sprinklers		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer		
<b>Othr Equip:</b>	None		

<b>Condo Name:</b>	The Pinnacle at Kincora	<b>Condo Fee:</b>	\$528.00
<b>Condo Type:</b>	Conventional	<b>HOA:</b>	Yes/\$200/Annually
<b>Mgt Co/Ph:</b>	Montgomery Ross/4032347556	<b># Floors:</b>	4
<b>Park Plan:</b>	Titled	<b>Prk Stall:</b>	
<b>Legal Desc:</b>	1710226/206	<b>Locker #:</b>	
<b>Legal Park:</b>	0000000/00	<b>Unit Exp:</b>	N
<b>Legal Storg:</b>		<b>Tot Units:</b>	
<b>Fee Incl:</b>	Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water		
<b>Assc Amen:</b>	Elevator(s), Parking, Visitor Parking		
<b>Water Spply:</b>	<b>Sewer/Sptc:</b>	<b>Total Acres:</b>	0.00

450 Kincora Glen Road #2309, Calgary

A1119663

Sold

Residential

DOM: 85

LP: \$474,999 SP: \$459,000



<b>Class:</b>	Apartment	<b>City:</b>	Calgary
<b>Type:</b>	Low Rise (2-4 stories)	<b>District:</b>	CAL Zone N
<b>Levels:</b>	Single Level Unit	<b>Subdivision:</b>	Kincora
<b>Yr Built:</b>	2018	<b>Beds:</b>	2
<b>LINC#:</b>	0038020392	<b>F/H Bth:</b>	2/0
<b>Arch Style:</b>	Apartment, Low-Rise(1-4)	<b>Lot Size:</b>	
<b>Possession:</b>	60 Days / Neg / /	<b>Lot Dim:</b>	
<b>Legal Pln:</b>	1710226	<b>Blk:</b>	
		<b>Lot:</b>	SP/SF: \$392

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<b>Zoning:</b>	M-2 d200	<b>Tax \$/Yr:</b>	\$2,802/2020
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp:</b>	
<b>New Hm:</b>	No	<b>Suite:</b>	No
<b>Disclosure:</b>	No Disclosure	<b>Front Exp:</b>	E
<b>Restrict:</b>	Adult Living, Pet Restrictions or Board approval Required		

Air Conditioned Condo >>> Cove Properties is the premier luxury adult condominium builder of the "Pinnacle at Kincora" - This stunning unit offers in-floor heating throughout, 2 sunny balconies, and was completed with all the premium upgrades offered by Cove Properties and a few extras like extra-wide doors to accommodate wheelchair access -- Luxurious Big Beautiful 2 Bedroom, 1,173 Sq Ft, Third Floor Condo Apartment in Building 2000 -- Two Large Balconies (One with Gas BBQ Hook Up) facing the Morning Sun -- In-suite Laundry includes Washer and Dryer With Stands -- Both Bedrooms will fit King Size Beds and feature large Walk-in Closets -- Front Door entrance closet with custom shoe shelves -- Nice Sized Custom Designed Kitchen with Quartz Counter Tops & Stainless Steel Kitchen Aid Appliances, Bosch Stove & Huge Walk-In Pantry, Easy Access Lower Soft Close Drawers -- Open Concept Living Room and Dining Room. \$555 Monthly Condo Fee Includes Heat & Water - Like New & Move-In Ready - Two Storage Racks in the Parkade with the Two Titled Parking Stalls and One Storage Cage in the Storage Room on the Same Floor as The Condo -- Easy Access to Major Roadways & Minutes to Shopping at Sage Hill Crossing, Creekside Shopping Centre, Loblaws City Market, Walmart and Beacon Hill Shopping Centre -- Call Your Favorite Realtor to Book A Private Showing at Your Convenience <<<

	<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>	<b>Bed Abv:</b>	2	<b>Main:</b>	109	<b>SqMtr</b>	1,172	<b>SqFt</b>
<b>Baths:</b>	0	0	1	0	0	<b>Rms Abv:</b>	5	<b>Upper:</b>	0	<b>SqMtr</b>	0	<b>SqFt</b>
<b>EnSuite:</b>	0	0	1	0	0			<b>Blw Grd:</b>	0	<b>SqMtr</b>	0	<b>SqFt</b>
<b>Gar Dim:</b>								<b>Total AG:</b>	109	<b>SqMtr</b>	1,172	<b>SqFt</b>

<b>Basement:</b>		<b>Laundry:</b>	In Unit
<b>Heating:</b>	In Floor, Natural Gas	<b>Fireplace:</b>	0/
<b>Construct:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Cooling:</b>	Central Air
<b>Foundatn:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Laminate
<b>Exterior:</b>	Courtyard	<b>Fencing:</b>	
<b>Roof:</b>	Asphalt Shingle	<b>Balcony:</b>	Balcony(s)
<b>Reports:</b>	See Directions/Documents on File		
<b>Parkina:</b>	Owned, Parkade, Titled, Heated Garage, Underground		
<b>Features:</b>	See Remarks		
<b>Comm Feat:</b>	Golf, Playground, Pool		
<b>Appliances:</b>	Dishwasher, Dryer, Freezer, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings		
<b>Othr Equip:</b>	None		

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<b>Condo Name:</b>	The Pinnacle at Kincora	<b>Condo Fee:</b>	\$555.00
<b>Condo Type:</b>	Conventional	<b>HOA:</b>	
<b>Mgt Co/Ph:</b>	Montgomery Ross/403 234 7556	<b># Floors:</b>	4
<b>Park Plan:</b>	Titled	<b>Prk Stall:</b>	110, 111
<b>Legal Desc:</b>	1710226/1710226	<b>Locker #:</b>	7B
<b>Legal Park:</b>	1710226/189	<b>Unit Exp:</b>	E
<b>Legal Storg:</b>		<b>Tot Units:</b>	
<b>Fee Incl:</b>	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water		
<b>Assc Amen:</b>	Elevator(s)		

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<b>Water Sply:</b>	<b>Sewer/Sptc:</b>	<b>Total Acres:</b>	0.00
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