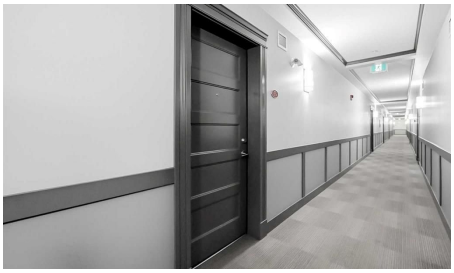
3204 450 Kincora Glen Road NW

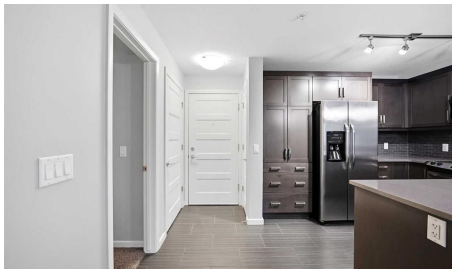
Calgary | Active | MLS® A2357796

$269,500









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2017**	**719.61 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this well-maintained, 2017-built condo located in the desirable community of Kincora Glen! Offering 1 bedroom, 1 bathroom, and a spacious, versatile den, this home features a thoughtfully designed layout that combines comfort, functionality, and convenience. The den provides the perfect opportunity for a home office, hobby room, or additional flex space to suit your lifestyle.

One of the standout features of this home is the private balcony, backing onto an open area with no neighbours behind you! Enjoy your morning coffee, unwind after a long day, or simply take in the added privacy and peaceful surroundings. It's a wonderful extension of your living space and a feature you'll truly appreciate.

The building is offering a more mature living environment. The property offers the benefits of relatively newer construction while providing a comfortable and low-maintenance lifestyle.

Location is another huge bonus! Situated in Kincora Glen, you'll enjoy convenient access to a variety of nearby communities, including Sage Hill, Nolan Hill, Evanston, Sherwood, and Panorama Hills. You're just minutes from an abundance of amenities, including shopping centres, grocery stores, restaurants, coffee shops, fitness facilities, parks, and everyday conveniences. With easy access to major roadways such as Stoney Trail and Shaganappi Trail, getting around the city and commuting is a breeze.

Whether you're a first-time buyer, downsizing, or looking for a great investment opportunity, this property offers an excellent combination of privacy, convenience, and comfortable adult living in a fantastic northwest Calgary location. Don't miss your opportunity to make this home yours!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357796
Bedrooms	1
Bathrooms	1
Year Built	2017
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	719.61 sq. ft.
Condo Fee:	$474.91
Condo Fee Includes:	Heat, Insurance, Parking, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2017 (Age: 9)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	710226;18
Heating:	In Floor
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Concrete, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Covered, Enclosed, Gated, Heated Garage, See Remarks, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Pinnacle at Kincora
Community:	Kincora
Amenities:	None, Park, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 14'1" × 10'2" ·
Main Floor	Living Room · 16'8" × 14'5" ·
Main Floor	Bedroom - Primary · 11'1" × 10'3" ·
Main Floor	Den · 10'3" × 7'9" ·
Main Floor	Walk-In Closet · 8'3" × 7'1" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Patio, See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3204-450-kincora-glen-road-nw-calgary-a2357796/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.