

# \$469,900 - 316 Killarney Glen Court Sw, Calgary

MLS® #A2233350

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

The perfect blend of great location and functional living - a spacious (almost 1,400 square feet) and comfortable floor plan with renovated wide open main level. Huge kitchen island greets you as you come up the new stairway from the main entry and enter the primary living space complete with maple hardwood floors. With a redesigned kitchen that includes separate ceramic cook top, in-counter range and microwave, stainless french-door fridge, stainless dishwasher, wine cooler/drink station and under-cabinet lighting.

Custom cabinetry, drawers, and cupboards provide an excess of storage options. The adjacent living/dining area enjoys lighting from 3 sides of this end unit with a focus to the gas fireplace and surrounding built-ins. Easy access to both a large balcony overlooking the front of this home and a south porch entry off of the kitchen/laundry area at the back of the main floor allow for enjoyment of outdoor space that help complete the lifestyle this home offers. Upstairs is the large primary bedroom with double wide closet access and cheater en-suite bathroom featuring a huge soaker tub, large separate shower and updated vanity. A den/office area at the top of the stairs offers built-ins and a ceiling fan. The bright second bedroom is generously sized. Attached garage for two vehicles makes for convenient access to this unique home from a roadway and private driveway leading to one of the rare duplex structures in the complex. The property sits idyllically nestled overlooking



mature trees, walkways and well-maintained grounds and landscaping within this sought after community. As an additional bonus, new windows are being installed in August of this summer by the condominium corporation as part of a comprehensive upgrade throughout the complex. Only ten minutes from downtown and even closer to Marda Loop, Mount Royal University, Westhills and North Glenmore Park - very easy access to Crowchild, Glenmore and Stoney Trails. Close to everything you need while still offering a peaceful and tranquil escape from hectic urban life !

Built in 1998

### **Essential Information**

MLS® #	A2233350
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	316 Killarney Glen Court Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7H4

### **Amenities**

Amenities	Park, Snow Removal, Trash, Visitor Parking, Playground
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Enclosed, Front Drive, Garage Door Opener, Owned, Paved, See Remarks, Tandem
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Electric Cooktop, Gas Water Heater
Heating	Forced Air, Natural Gas, Floor Furnace, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Decorative, See Remarks, Tile
Basement	None

## Exterior

Exterior Features	Balcony, Lighting, Other, Private Entrance, Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	33
Zoning	M-CG d72

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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