

# \$398,900 - 463 Killarney Glen Court Sw, Calgary

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MLS® #A2247822

**\$398,900**

2 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.00 Acres

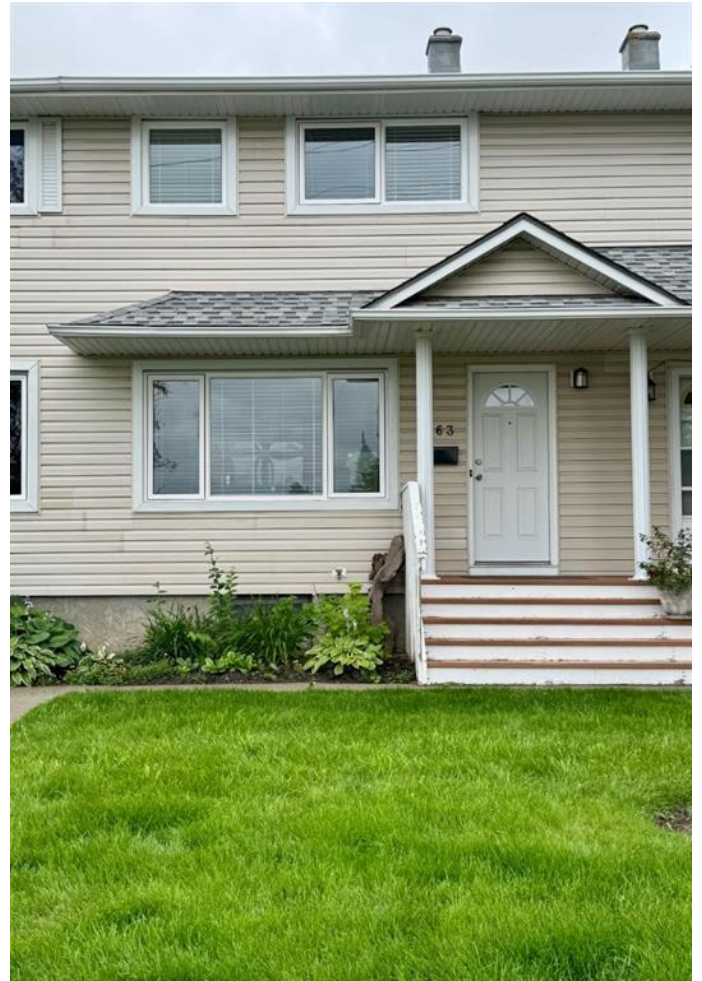
Killarney/Glengarry, Calgary, Alberta

Welcome to Killarney Glen Court – This beautifully renovated 2-bedroom, 1.5-bathroom townhouse offers the perfect blend of style, comfort, and convenience in one of Calgary’s most desirable inner-city communities. From the moment you step inside, you’ll appreciate the thoughtful updates, modern finishes, and bright, open-concept design.

The spacious kitchen has been transformed with on trend cabinetry including a built-in pantry, nickel hardware, granite countertops, stainless-steel appliances and a spacious dining area featuring warm flooring and fresh, contemporary touches. This area flows seamlessly to the sunny south-facing back deck – perfect for summer barbecues – while a charming front porch welcomes you home and offers a cozy spot to enjoy your morning coffee.

The separate living room is a true showpiece, featuring elegant picture frame moulding and a large window overlooking the green space across the street. Adjacent to the kitchen and dining area, it offers the perfect spot for gatherings, creating a warm and welcoming flow throughout the main level.

Upstairs feels like a true retreat, with a spacious primary bedroom that invites you to unwind, easily fitting a king-sized bed and enhanced by a beautifully organized built-in closet. The second bedroom offers flexibility – a welcoming space for overnight guests, a peaceful nursery, or an inspiring home office.



The full bathroom combines style and function, with thoughtful design touches and a built-in linen closet to keep everything neatly tucked away.

The finished basement is a cozy haven, well suited for a media room finished with stylish modern wainscoting for a touch of character and warmth and featuring a custom built-in snack bar and a stylish powder room, making this space perfectly convenient for movie nights.

Parking is a breeze with your own assigned stall just steps from the back deck, plus plenty of street parking right out front for guests.

Set in a quiet, well-maintained complex with mature trees and green space, this home is ideal for first-time buyers, young professionals, or savvy investors seeking a turnkey property in a prime location. Youâ€™ll enjoy being steps from parks, schools, and public transit, with easy access to downtown, Marda Loop, and major routes.

Move-in ready and meticulously finished, this is an opportunity not to be missed.



Built in 1953

### Essential Information

MLS® #	A2247822
Price	\$398,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	858
Acres	0.00
Year Built	1953
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	463 Killarney Glen Court Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7H4

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

## Interior

Interior Features	Granite Counters, No Smoking Home, Pantry, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Other
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	M-CG d72

## Listing Details

Listing Office	Engel & Völkers Calgary
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