

352 Killarney Glen Court SW
Calgary, Alberta

MLS # A2269218

\$359,900



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	None		

Welcome to Killarney Glen Court, an ideally located inner-city townhome community surrounded by mature trees and park-like green spaces. This updated three-level townhouse combines modern comfort with an effortless layout that feels bright, open, and connected. The main level features a spacious living room with a cozy gas fireplace, large picture window, and durable vinyl plank flooring that flows seamlessly into the dining area and renovated kitchen. The kitchen impresses with two-tone cabinetry, stainless steel appliances, a textured brick backsplash, and ample counter space for cooking and entertaining. Upstairs, you'll find two generous bedrooms, including a king-sized primary with double closets, and a refreshed 4-piece bath with full tile tub surround and updated fixtures. The fully developed basement adds valuable flexibility with a large recreation room, guest bedroom or office, and a stylish 3-piece bathroom with fully-tiled shower — perfect for movie nights, hobbies, or visiting guests. Outside, your assigned parking spot is conveniently located just outside the back door. The well-managed complex offers excellent value with a low condo fee that covers snow removal, landscaping, and professional management. Set in one of Calgary's most desirable neighbourhoods, you're minutes to Marda Loop, 17th Ave, downtown, and the LRT, with easy access to schools, playgrounds, and bike paths. A fantastic opportunity for first-time buyers, investors, or anyone seeking the best of inner-city living in a quiet, established community.