

**215 Killarney Glen Court SW
Calgary, Alberta**

MLS # A2277786



\$399,800

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,215 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet		
Inclusions:	none		

OPEN HOUSE Saturday & Sunday from NOON to 3PM. Make your New Year great. A townhome with attached garage for under \$400,000 at Kilarney Glen Court complex. Welcome to this updated two bedroom and den (could be easily made into a third bedroom) townhouse in Kilarney features a well-thought-out layout with appealing details. Over 1350 sq. ft. of developed space. Updates include new windows, lighting, hardwood floors, carpet and freshly painted throughout. The entryway leads to a single attached garage with ample storage for bikes and other essentials. Up the stairs, the spacious kitchen offers an inviting eating area filled with natural light from large windows. The kitchen has been updated with granite counters, stainless steel appliances and stylish backsplash. It leads to a bright back deck, perfect for summer BBQs. Off the kitchen, you'll find a laundry room with a stacked washer and dryer, along with a convenient half bathroom. This level also includes an expansive cozy living and dining area with a corner fireplace and more large windows, which lead to another spacious deck—great for relaxing or entertaining. On the top floor, there's a versatile den (could be a third bedroom), a secondary bedroom, and a large primary suite with a generous closet. A large bathroom featuring a soaker tub & separate shower completes this level. Situated in a well-managed complex, this condo is located in the vibrant Kilarney community, just minutes from downtown Calgary, the shops and restaurants of Marda Loop, and 17th Avenue. Enjoy access to parks, green spaces, tennis courts, the Kilarney Aquatic & Recreation Centre, and excellent schools. Check out this lovely townhome today. **SOME OF THE PHOTOS HAVE BEEN VIRTUALLY STAGED.**