

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

**MLS # A2308984**



**\$329,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** Kitchen island

Nestled in the vibrant, tree-lined heart of Killarney, this quaint two-story townhouse perfectly captures the essence of inner-city charm and sophisticated comfort. From the moment you step inside, the rich glow of authentic hardwood floors leads you through an inviting, sun-soaked main level that feels both timeless and impeccably maintained. The open-concept flow creates an airy atmosphere, where the warmth of the wood underfoot complements the natural light streaming in from the oversized windows, making the home feel like a peaceful sanctuary tucked away from the urban bustle. The home's most enchanting feature is its premier street-side positioning, situated directly across from a massive, lush greenspace, ball diamonds and adjacent schools. This park-facing orientation doesn't just offer serene, unobstructed views of mature trees and open grass; it also provides the ultimate inner-city luxury: limitless additional parking right at your front door for guests and family. Stepping out onto your front stoop, you are met with the crisp air of the park rather than the sights of a neighboring complex, giving the property a sense of openness and "breathing room" that is incredibly rare for a townhouse. Each room is crafted to meet your needs. The kitchen has been thoughtfully updated, offering an adorable movable island, quartz counters, and a perfect sized eating nook. The upper level is thoughtfully designed for intimacy and rest, featuring two well-appointed bedrooms that serve as quiet escapes at the end of the day. Each room offers its own unique perspective of the neighborhood, with the primary bedroom overlooking the park to provide a tranquil morning backdrop. Living here means being immersed in the Killarney lifestyle—where you are walking distance to eclectic cafes, the local swimming pool, Glamorgan Bakery ! and boutique

shops&mdash;while enjoying a home that feels like a private, park-side cottage. It is the perfect blend of character, convenience, and a connection to the outdoors.