

3239 Kenmare Crescent SW
Calgary, Alberta

MLS # A2354045

\$845,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,317 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Interior Lot, Landscaped, Lawn,		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	DC (PRE 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: In Basement Suite: Refrigerator, Electric Stove, hood Fan, Portable Dishwasher.

*** OPEN HOUSE SATURDAY OCT 24th 2-4 pm*** WELCOME HOME to this 1300+ sq ft Bungalow with an Illegal Suite and a Heated Overside Garage in Killarney on a Prime 50 x 120 South Facing Back Yard on a Cul-De-Sac! This Home is Perfect for all Buyers including Investors and features an Open Plan Beautiful Site Finished Hardwood Floors, Large Windows with views of your Private Back Yard. You will be Welcomed by a Large Foyer which leads to your Dining Room, Large Living Room and Flex Space which is Perfect for an Office or Play Area with access to your Landscaped Private Back yard. Your Kitchen is Bright and Airy with Plenty of Cabinets and a Breakfast Nook Area. The Generous Primary comes with a 2 pc Ensuite with Walk-in Closet. The Additional Bedroom and 4 pc Bath make this a Perfect Home. The Lower Level Features an Illegal 2 Bedroom Basement suite with a Perfect Kitchen, Large Living Room and 3 pc Bath. You will LOVE Entertaining in your Very Private South Back Yard with Large Deck. The Icing on the Cake is the Heated, Oversized, Fully Finished Garage which will keep you vehicles and toys Toasty Warm in the Winter. The Location is second to none: Walking Distance to School and Play Ground and with Easy Access to Marda Loop, 17th Avenue to Dine Out, Downtown for Work or to take in a Flames Game and Close to Major Routes to Whisk you away to the Mountains for Mountain Biking and Skiing. Killarney continues to be a Sought After Community and is the Perfect Place to call Home! All of this on a Quiet Cul-De-Sac and Fabulous Neighbors! Call Your Favorite Realtor for a Private Tour or Visit the Open House Sat. Oct 24th 2-4 pm. See you there and WELCOME HOME!