

652 Killarney Glen Court SW Calgary, Alberta

MLS # A2209224



\$449,998

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 532
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub		

Inclusions: None

Welcome to this charming 2-bedroom, 1.5-bathroom townhome located in the highly sought-after community of Killarney. The main living area exudes warmth with a beautifully stoned gas fireplace — perfect for curling up with a good book on chilly evenings. The functional kitchen is outfitted with sleek stainless steel appliances and ample cabinet and counter space, making it as stylish as it is practical. Upstairs, you'll find a modern, spa-inspired bathroom featuring a sleek standalone soaker tub — the ultimate retreat after a long day. Step outside to a generously sized east-facing deck, ideal for entertaining, soaking up the morning sun, or simply relaxing. This home also includes, CENTRAL AIR CONDITIONING UNIT for comfort during the summer months , SINGLE ATTACHED garage with a driveway, and offers easy access to shopping, major roadways, public transit, and the vibrant energy of trendy Marda Loop — filled with boutique shops, cafés, and restaurants. Don't miss your chance to live in one of Calgary's most desirable neighborhoods! ***VIRTUAL TOUR AVAILABLE***