



GRASSROOTS
REALTY GROUP

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571 Killarney Glen Court SW
Calgary, Alberta

MLS # A2243825



\$375,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	982 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Trees, Street L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: N/A

Welcome to this well maintained 3-bedroom, 1 full bath end-unit townhouse in the highly sought-after inner-city community of Killarney! Offering exceptional value and showcasing over 1,400 sq ft of total living space across three fully finished levels. This home is perfect for first-time buyers, investors, or anyone looking for a charming property in a prime SW Calgary location. As an end unit, you'll experience a desired layout with more room and the added benefit of only one shared wall for added privacy. Tucked away in a quiet, interior location facing green space and mature trees, you'll love the peaceful setting and sun-filled front and back porches—perfect for morning coffee or evening relaxation. The main floor features hardwood flooring, a cozy gas fireplace in the living room, and a well-appointed kitchen that opens to a spacious dining area—ideal for entertaining. Upstairs, you'll find three bright bedrooms and a full 4-piece bath. The fully finished basement a large recreation room, laundry area, great storage space, and a High efficiency furnace (new in 2022) and brand new carpets through out the entire home. Enjoy the convenience of your assigned parking stall right outside the door, plus ample visitor parking nearby for guests. Walking distance to schools, transit, Mount Royal University, and the trendy shops, cafes, and restaurants of Marda Loop and Killarney—this is affordable inner-city living at its best!