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## 392 Killarney Glen Court SW Calgary, Alberta

MLS # A2259170



\$435,000

Division: Killarney/Glengarry Residential/Four Plex Type: Style: 2 Storey Size: 1,471 sq.ft. Age: 1998 (27 yrs old) **Beds:** Baths: 1 full / 1 half Garage: **Double Garage Attached** Lot Size: Lot Feat: Other, Rectangular Lot

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood, Vinyl Plank Roof: Condo Fee: \$ 681 Asphalt Shingle **Basement:** LLD: Finished, Partial Exterior: Zoning: Wood Frame M-CG d72 Foundation: **Utilities: Poured Concrete** 

Features: Pantry

Inclusions: na

Modern Killarney Townhome. Stylish, Spacious & Perfect for Two. Welcome to your bright, contemporary retreat in the heart of highly sought-after Killarney. This 2-storey townhome is designed for the lifestyle of today's busy professional, offering a seamless blend of modern elegance and everyday comfort, in a great inner city location. Step inside and you're welcomed by a nice foyer and closet for your everyday items. Head up to the main level and you are immediately greeted by an airy, light-filled space. Oversized windows flood the open-concept living and dining area with natural light, while a sleek corner gas fireplace sets the mood for cozy evenings or effortless entertaining. The upgraded kitchen features quality maple cabinetry and stainless-steel appliances, stylish as they are functional, ideal for everything from quick weekday meals to hosting dinner with friends. Your private west-facing 23' x 6' deck extends the living space outdoors—perfect for sunset cocktails or a quiet morning coffee. Main level updated flooring with Ivp and ceramic tile, create a clean and contemporary feel. The convenience of main-floor laundry and a two-piece bath makes day-to-day living easy. Upstairs, the primary suite is a true retreat with a spa-inspired cheater ensuite, complete with a corner soaker tub and separate steam shower. A massive walk-in closet keeps everything organized. The second bedroom is of good size. A versatile den rounds out the upstairs, outfitted with built-in maple cabinetry, offer the flexibility to create a dedicated home office, guest space, or even a future third bedroom as your needs grow. The fully finished double garage with driveway provides rare inner-city convenience and secure storage with 2 indoor garage parking spots and 2 spots on the driveway, for a total of 4 spots! Great for you and your friend's convenience,

you right where you wan Killarney townhome is th	ne perfect match for a co	ouple ready to embra	ace a vibrant urban l	ifestyle without compror	nising on space or style
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no having to walk from the visitor parking! With major shopping, trendy cafes, and downtown Calgary just minutes away, this home puts