



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259170**



**\$445,000**

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

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

**Inclusions:** na

Open House this coming weekend, time to be determined. 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 lvp 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, no having to walk from the visitor parking! With major shopping, trendy cafes, and downtown Calgary just minutes away, this home puts you right where you want to be - close to work, play, and everything in between. Meticulously maintained and thoughtfully designed, this Killarney townhome is the perfect match for a couple ready to embrace a vibrant urban lifestyle without compromising on space or style.