



GRASSROOTS
REALTY GROUP

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

MLS # A2269218



\$359,900

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 505
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: None

Welcome to Killarney Glen Court, an ideally located inner-city townhome community surrounded by mature trees and park-like green spaces. This updated three-level townhouse combines modern comfort with an effortless layout that feels bright, open, and connected. The main level features a spacious living room with a cozy gas fireplace, large picture window, and durable vinyl plank flooring that flows seamlessly into the dining area and renovated kitchen. The kitchen impresses with two-tone cabinetry, stainless steel appliances, a textured brick backsplash, and ample counter space for cooking and entertaining. Upstairs, you'll find two generous bedrooms, including a king-sized primary with double closets, and a refreshed 4-piece bath with full tile tub surround and updated fixtures. The fully developed basement adds valuable flexibility with a large recreation room, guest bedroom or office, and a stylish 3-piece bathroom with fully-tiled shower — perfect for movie nights, hobbies, or visiting guests. Outside, your assigned parking spot is conveniently located just outside the back door. The well-managed complex offers excellent value with a low condo fee that covers snow removal, landscaping, and professional management. Set in one of Calgary's most desirable neighbourhoods, you're minutes to Marda Loop, 17th Ave, downtown, and the LRT, with easy access to schools, playgrounds, and bike paths. A fantastic opportunity for first-time buyers, investors, or anyone seeking the best of inner-city living in a quiet, established community.