



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

**MLS # A2278757**



**\$500,000**

**Division:** Killarney/Glengarry

**Type:** Residential/Other

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,684 sq.ft. **Age:** 1998 (28 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** -

**Lot Feat:** Lawn

**Heating:** Forced Air

**Water:** -

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 681

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-CG d72

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan, Quartz Counters

**Inclusions:** N/A

This beautifully updated two-storey townhome offers three bedrooms, a double attached garage, air conditioning, & a cozy fireplace—perfectly blending comfort and functionality. The home is filled with natural light, especially in the bright kitchen & breakfast nook, creating an inviting space to start your day. A separate dining area & spacious living room with fireplace provide ideal spaces for everyday living and entertaining. Upstairs, the generous primary suite features a walk-in closet & a well-appointed ensuite with a soaker tub & separate shower. Two additional bedrooms, full bathroom & convenient upper-level laundry complete the upper floor. The kitchen has been tastefully renovated with quartz countertops & stainless steel appliances, complemented by new vinyl plank flooring throughout the home. A west-facing back deck offers the perfect spot to enjoy afternoon sun & evening relaxation. Extensive updates include new flooring, paint, & baseboards in 2023; a kitchen renovation in 2024/2025; new dishwasher, hood fan, washer, & dryer in 2025; new programmable light fixtures; & window replacements scheduled for fall/winter 2026. Ideally located close to parks, schools, an off-leash park, pubs, restaurants, shopping, & tennis courts, this home is also just a short walk to Marda Loop & within biking distance to downtown. A fantastic opportunity in a vibrant, amenity-rich neighbourhood.