



GRASSROOTS
REALTY GROUP

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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
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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.