



GRASSROOTS
REALTY GROUP

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

MLS # A2280794

\$390,000



Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other, Rectangular Lot		

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

Inclusions: na

Spacious and great for a young family, young professionals, or someone looking to downsize. 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 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 greeted by an airy, light-filled living room. 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 to kick up some heat. The upgraded kitchen features quality maple cabinetry and stainless-steel appliances, ideal for everything from quick weekday meals to hosting dinner with friends. Your private west-facing 23' x 6' deck extends the living space outdoor - perfect for sunset cocktails or a quiet morning coffee. The convenience of main-floor laundry and a two-piece bath makes day-to-day living easy. Upstairs, the primary bedroom is a nice private 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 secure 2 indoor garage parking spots, with 2 spots on the driveway, for a total of 4 parking 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 someone ready to embrace the quiet inner city urban lifestyle without compromising on space, style, or location.