



GRASSROOTS
REALTY GROUP

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

MLS # A2283328



\$364,900

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this charming, bright, and spacious townhome tucked into the heart of Killarney. Offering three full bedrooms along with 1.5 bathrooms (including one in the basement), this lovingly updated and well-maintained home is filled with natural light and thoughtful touches throughout, including recently replaced windows for added comfort and efficiency. The sun-filled kitchen features an island, newer stainless steel appliances, and flows into an oversized dining area that's perfect for hosting friends or lingering over Sunday brunch. The cozy corner gas fireplace anchors the living space and looks out onto a quiet street, creating a warm and welcoming vibe year-round. Fresh paint adds a crisp, updated feel, while generous room sizes make everyday living easy. Downstairs, you'll find a really cool workshop room, ideal for creatives, hobbyists, or anyone who loves having dedicated project space. The well-managed complex is known for its amazing neighbours and unbeatable proximity to everything Killarney has to offer, plus tons of street parking and your own assigned stall. Held in the same family for generations, this home is full of heart and ready for its next chapter. Well priced and primed for a new owner to add their final touches, this is a fantastic opportunity for first-time buyers and investors alike to get into a vibrant inner-city community with space, comfort, and charm to spare.