



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

**MLS # A2298501**



**\$396,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Cork, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Other

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 599

**LLD:** -

**Zoning:** M-CG d72

**Utilities:** -

**Inclusions:** None

This exceptional 2-bedroom, 2-bathroom end-unit townhome offers enhanced privacy and abundant natural light, tucked away in a quiet, secluded setting. Step inside to a spacious foyer with ample storage for everyday essentials. The main level features a bright, well-designed kitchen complete with a large island and generous counter space—perfect for meal preparation and gathering. The inviting living room is anchored by a cozy corner gas fireplace, while direct access to the balcony extends your living space outdoors. This level is completed by a convenient 2-piece bath and in-suite laundry. Upstairs, the primary bedroom offers a walk-in closet and direct access to a well-appointed main bathroom featuring a corner soaker tub and separate shower. A second bedroom and versatile loft provide flexible space for a home office, guest area, or additional lounge. Recently upgraded with new vinyl windows, this home offers added comfort and low-maintenance living. The single attached garage provides everyday convenience and dependable protection from Calgary’s winter conditions. Ideally located with easy access to Richmond Road and Crowchild Trail, as well as 17 Ave, Marda Loop, shopping, and parks. This is a rare opportunity to own a well-maintained end-unit townhome with an attached garage in a prime location—all for under \$400,000.