

# \$384,900 - 354 Killarney Glen Court Sw, Calgary

MLS® #A2214517

**\$384,900**

2 Bedroom, 1.00 Bathroom, 862 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your beautifully renovated townhouse in the highly sought-after Killarney Glen Court!

This very well-kept and exceptionally well-managed complex is located in the heart of one of Calgary's most desirable inner-city communities and it's generating plenty of buzz! Your future home faces a green belt, surrounded by lush lawns and mature trees, offering a peaceful and private setting. Step inside to discover a bright, south-facing, updated kitchen featuring quartz countertops and a stylish backsplash. The main floor also boasts a spacious living room with direct access to the green space – perfect for relaxing or entertaining.

Upstairs, you'll find two generously sized bedrooms and an updated full bathroom. The home has been freshly painted, with most baseboards and window casings newly installed. Durable luxury vinyl flooring runs throughout, with the exception of the living room, which features beautiful, solid hardwood flooring.

The basement remains unfinished, providing a blank canvas for your personal touch and future development.

Important to note: The condominium board will soon be replacing all the windows and the back door – another valuable update for your new home!



An assigned parking stall is included, and the home is ideally situated within the complex â€” away from any road noise for added privacy and tranquility.

This is a perfect opportunity whether you're a first-time buyer or an investor looking for a solid rental property. Enjoy quick and easy access to downtown, Marda Loop, Westbrook Mall, and all the vibrant amenities along 17th Avenue.

Donâ€™t miss your chance to own this immaculate, move-in-ready townhouse. Book your viewing today!

Built in 1953

**Essential Information**

MLS® #	A2214517
Price	\$384,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	862
Acres	0.00
Year Built	1953
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	354 Killarney Glen Court Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7H4

## Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	2
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.