

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

**MLS # A2231814**



**\$409,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	1998 (27 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>	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Separate/Exterior Entry, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Quartz Counters, Track Lighting, Vinyl Windows		

**Inclusions:** Murphy Bed in Primary Bedroom

Wonderful two bedroom plus office townhome with an oversized single attached garage with extra parking space along the driveway. Additional parking is available on street; home situated along the main street of this lovely complex. This home is well cared for and features quartz counter tops, durable luxury vinyl planks throughout the house, tiled backsplash along with stainless steel appliances, and a renovated 2 pc powder room on the main floor. This home also features a very spacious living with a cozy gas fireplace. Both bedrooms are generous in size and the primary bedroom feature a wonderful murphy bed which is included. Added feature of this townhouse is a wonderful raised balcony off the kitchen and has durable duradecking material; both the front porch and raised balcony. The garage is oversized and has plenty of storage space. This townhouse is conveniently located close to all amenities and only minutes into downtown and the Marda Loop business district. Be the first to view; call for your private tour today.