

215 Killarney Glen Court SW
Calgary, Alberta

MLS # A2277786



\$399,800

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,215 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bidet

Water:	-
Sewer:	-
Condo Fee:	\$ 599
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: none

OPEN HOUSE Saturday & Sunday from NOON to 3PM. Make your New Year great. A townhome with attached garage for under \$400,000 at Killarney Glen Court complex. Welcome to this updated two bedroom and den(could be easily made into a third bedroom) townhouse in Killarney features a well-thought-out layout with appealing details. Over 1350 sq. ft. of developed space. Updates include new windows, lighting, hardwood floors, carpet and freshly painted throughout. The entryway leads to a single attached garage with ample storage for bikes and other essentials. Up the stairs, the spacious kitchen offers an inviting eating area filled with natural light from large windows. The kitchen has been updated with granite counters, stainless steel appliances and stylish backsplash. It leads to a bright back deck, perfect for summer BBQs. Off the kitchen, you'll find a laundry room with a stacked washer and dryer, along with a convenient half bathroom. This level also includes an expansive cozy living and dining area with a corner fireplace and more large windows, which lead to another spacious deck—great for relaxing or entertaining. On the top floor, there's a versatile den(could be a third bedroom), a secondary bedroom, and a large primary suite with a generous closet. A large bathroom featuring a soaker tub & separate shower completes this level. Situated in a well-managed complex, this condo is located in the vibrant Killarney community, just minutes from downtown Calgary, the shops and restaurants of Marda Loop, and 17th Avenue. Enjoy access to parks, green spaces, tennis courts, the Killarney Aquatic & Recreation Centre, and excellent schools. Check out this lovely townhome today. SOME OF THE PHOTOS HAVE BEEN VIRTUALLY STAGED.