# \$469,900 - 316 Killarney Glen Court Sw, Calgary

MLS® #A2233350

### \$469,900

2 Bedroom, 2.00 Bathroom, 1,390 sqft Residential on 0.00 Acres

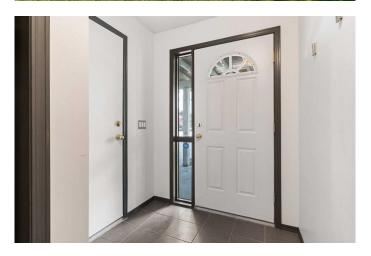
Killarney/Glengarry, Calgary, Alberta

The perfect blend of great location and functional living - a spacious (almost 1,400 square feet) and comfortable floor plan with renovated wide open main level. Huge kitchen island greets you as you come up the new stairway from the main entry and enter the primary living space complete with maple hardwood floors. With a redesigned kitchen that includes separate ceramic cook top, in-counter range and microwave, stainless french-door fridge, stainless dishwasher, wine cooler/drink station and under-cabinet lighting.

Custom cabinetry, drawers, and cupboards provide an excess of storage options. The adjacent living/dining area enjoys lighting from 3 sides of this end unit with a focus to the gas fireplace and surrounding built-ins. Easy access to both a large balcony overlooking the front of this home and a south porch entry off of the kitchen/laundry area at the back of the main floor allow for enjoyment of outdoor space that help complete the lifestyle this home offers. Upstairs is the large primary bedroom with double wide closet access and cheater en-suite bathroom featuring a huge soaker tub, large separate shower and updated vanity. A den/office area at the top of the stairs offers built-ins and a ceiling fan. The bright second bedroom is generously sized. Attached garage for two vehicles makes for convenient access to the home from a roadway and private driveway leading to this unique home in one of the rare duplex structures in the complex. The property sits







idyllically nestled overlooking mature trees, walkways and well-maintained grounds and landscaping within this sought after community. As an additional bonus, new windows are being installed in August of this summer by the condominium corporation as part of a comprehensive upgrade throughout the complex. Only ten minutes from downtown and even closer to Marda Loop, Mount Royal University, Westhills and North Glenmore Park - very easy access to Crowchild, Glenmore and Stoney Trails. Close to everything you need wile still offering a peaceful and tranquil escape from hectic urban life!

Built in 1998

### **Essential Information**

MLS® # A2233350 Price \$469,900

Bedrooms 2

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,390 Acres 0.00 Year Built 1998

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 316 Killarney Glen Court Sw

Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7H4

#### **Amenities**

Amenities Park, Playground, Snow Removal, Trash, Visitor Parking

Parking Spaces

Parking Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door

Opener, Garage Faces Front, Heated Garage, Owned, Paved, See

Remarks, Tandem

3

# of Garages 2

Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s),

Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator,

Gas Water Heater

Heating Forced Air, Natural Gas, Floor Furnace, Mid Efficiency

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, See Remarks, Tile, Decorative

Basement None

**Exterior** 

Exterior Features Balcony, Lighting, Other, Playground, Private Entrance

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 23rd, 2025

Days on Market 5

Zoning M-CG d72

**Listing Details** 

Listing Office Stonemere Real Estate Solutions

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