

\$419,000 - 392 Killarney Glen Court Sw, Calgary

MLS® #A2112570

\$419,000

2 Bedroom, 2.00 Bathroom, 1,469 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this bright and cheery 2-storey townhome nestled within the trendy and highly sought-after complex of Killarney. Bathed in natural light, this residence offers a harmonious blend of contemporary elegance and comfort.

Upon entering, you'll be greeted by ample large windows that infuse the living spaces with warmth and brightness, creating an inviting atmosphere for both relaxation and entertainment. The generous-sized kitchen boasts upgraded appliances and quality maple cabinetry, providing both functionality and style for culinary enthusiasts.

The expansive living room and dining room combination features a corner gas fireplace, adding a cozy ambiance to the space. Walk outside to a spacious, west facing, 24 x 8 foot deck, perfect for enjoying outdoor gatherings or quiet moments of reflection.

Throughout the home, ceramic tile and updated flooring offer a touch of luxury underfoot. Convenience is key with main floor laundry facilities and a 2-piece bath, ensuring effortless day-to-day living.

Moving upstairs, discover the master suite, a serene retreat boasting a superior 'cheater' ensuite complete with a corner tub and separate steam shower. A huge walk-in closet provides ample storage, while an upgraded maple vanity enhances the sense of indulgence.

Additional features include a well-appointed second bedroom and a den with built-in maple



cabinetry, ideal for a home office or creative space, or the future potential to convert to a third bedroom. The modern open plan design showcases top-quality maple woodwork throughout, maintaining a cohesive and sophisticated aesthetic.

A highlight of this property is the large fully finished double garage PLUS a Driveway, offering both convenience and security for your vehicles and storage needs.

Conveniently located close to all amenities, including major shopping centres and minutes away from downtown Calgary, this townhome presents a prime opportunity to embrace a lifestyle of comfort, convenience, and modern elegance in one of Calgary's most desirable neighbourhoods.

Don't miss your chance to experience the epitome of luxury living in this meticulously maintained townhouse, where every detail has been thoughtfully curated to ensure an exceptional living experience. Showings to Start Thursday, March 7th!

Built in 1998

Essential Information

MLS® #	A2112570
Price	\$419,000
Sold Price	\$444,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,469
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	392 Killarney Glen Court Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7H4

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Bookcases, Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 15th, 2024
Days on Market	9
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.