# \$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.

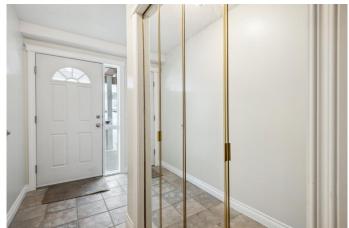
The expansive living room and dining room combination features a corner gas fireplace, adding a cozy ambiance to the space. Walk outside to a spacious, west facing, 24 x 8 foot deck, perfect for enjoying outdoor gatherings or quiet moments of reflection.

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**

## Listing Office RE/MAX First

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