

\$390,000 - 574 Killarney Glen Court Sw, Calgary

MLS® #A2145228

\$390,000

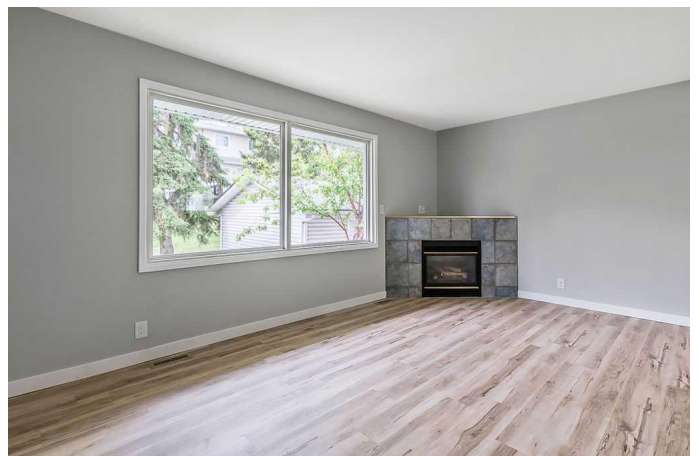
3 Bedroom, 1.00 Bathroom, 1,056 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this FRESHLY UPDATED END UNIT TOWNHOME at Killarney Glen Court. This much sought-after area of Killarney is ideal for downsizers, first-time buyers, and investors alike. As you enter you're greeted by all fresh paint, all new carpets and all new wide plank flooring. This charming 3 BEDROOM home features a bright open living room soaking in natural light that transitions into a spacious kitchen equipped with sleek stainless steel appliances. The home features a convenient second entrance alongside pathway systems with two inviting outdoor spaces, including two lovely porches - all to soak in the sun or catch some shade. The large living room with greenspace views, mature trees and corner fireplace allow for the coziest of summer and winter evenings.

On the lower level, you'll find additional 528 square feet of undeveloped space, providing a blank canvas for your personal touch. The upper level hosts a generously sized primary bedroom filled with natural light. A well-appointed 4-piece bathroom separates the primary bedroom from the other 2 spacious bedrooms.

An assigned outdoor parking stall ensures hassle-free grocery trips. The location is unbeatable, with Killarney School right across the street, Holy Name School nearby, and A.E. Cross just a few blocks away. The community is enhanced by parks featuring tennis courts



and baseball diamonds, making it a pet-friendly paradise. For your shopping needs, Safeway at Glamorgan Shopping Centre is within walking distance, while the vibrant Marda Loop, with its array of restaurants and shops, is only a 15-minute stroll away.

This inner-city gem offers a perfect blend of convenience and charm. Donâ€™t miss out â€“ call to schedule your viewing today!

Built in 1953

Essential Information

MLS® #	A2145228
Price	\$390,000
Sold Price	\$390,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1953
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	574 Killarney Glen Court Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7H4

Amenities

Amenities	Visitor Parking
Parking Spaces	1

Parking	Off Street, Stall
---------	-------------------

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 20th, 2024
Days on Market	22
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

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.