

# \$449,998 - 652 Killarney Glen Court Sw, Calgary

MLS® #A2209224

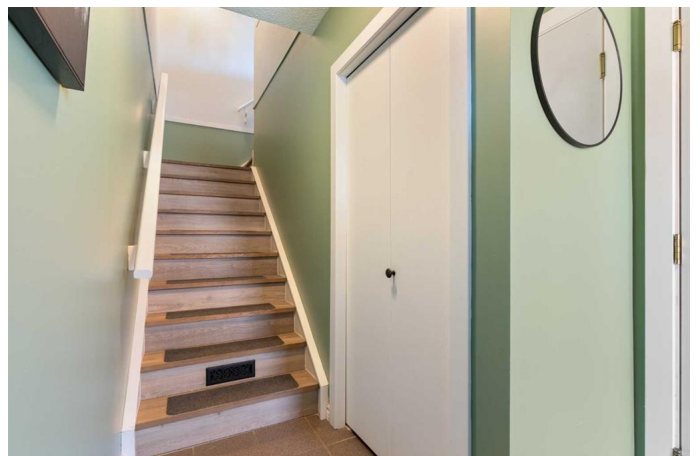
**\$449,998**

2 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this charming 2-bedroom, 1.5-bathroom townhome located in the highly sought-after community of Killarney. The main living area exudes warmth with a beautifully stoned gas fireplace – perfect for curling up with a good book on chilly evenings. The functional kitchen is outfitted with sleek stainless steel appliances and ample cabinet and counter space, making it as stylish as it is practical. Upstairs, you’ll find a modern, spa-inspired bathroom featuring a sleek standalone soaker tub – the ultimate retreat after a long day. Step outside to a generously sized east-facing deck, ideal for entertaining, soaking up the morning sun, or simply relaxing. This home also includes, CENTRAL AIR CONDITIONING UNIT for comfort during the summer months, SINGLE ATTACHED garage with a driveway, and offers easy access to shopping, major roadways, public transit, and the vibrant energy of trendy Marda Loop – filled with boutique shops, caf  s, and restaurants. Don’t miss your chance to live in one of Calgary’s most desirable neighborhoods! \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*



Built in 1998

## Essential Information

MLS® # A2209224

Price \$449,998

|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,234         |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 652 Killarney Glen Court Sw |
| Subdivision | Killarney/Glengarry         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 7H4                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Soaking Tub                                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                               |
| Basement          | None                                                                                                           |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Front Yard, Lawn, Level |
| Roof            | Asphalt Shingle         |
| Construction    | Concrete, Wood Frame    |
| Foundation      | Poured Concrete         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 15              |
| Zoning         | M-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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