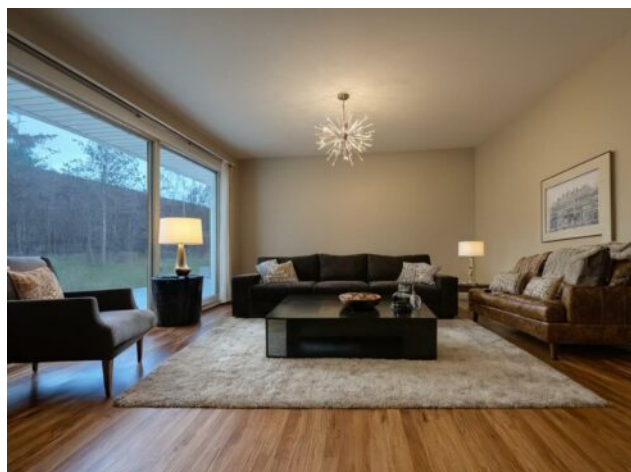


**354 Killarney Glen Court SW
Calgary, Alberta**

MLS # A2214517



\$374,900

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	862 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to your beautifully renovated townhouse in the highly sought-after Killarney Glen Court! This very well-kept and exceptionally well-managed complex is located in the heart of one of Calgary's most desirable inner-city communities — and it's generating plenty of buzz! Your future home faces a green belt, surrounded by lush lawns and mature trees, offering a peaceful and private setting. Step inside to discover a bright, south-facing, updated kitchen featuring quartz countertops and a stylish backsplash. The main floor also boasts a spacious living room with direct access to the green space — perfect for relaxing or entertaining. Upstairs, you'll find two generously sized bedrooms and an updated full bathroom. The home has been freshly painted, with most baseboards and window casings newly installed. Durable luxury vinyl flooring runs throughout, with the exception of the living room, which features beautiful, solid hardwood flooring. The basement remains unfinished, providing a blank canvas for your personal touch and future development. Important to note: The condominium board will soon be replacing all the windows and the back door — another valuable update for your new home! An assigned parking stall is included, and the home is ideally situated within the complex — away from any road noise for added privacy and tranquility. This is a perfect opportunity whether you're a first-time buyer or an investor looking for a solid rental property. Enjoy quick and easy access to downtown, Marda Loop, Westbrook Mall, and all the vibrant amenities along 17th Avenue. Don't miss your chance to own this immaculate, move-in-ready townhouse. Book your viewing today!