\$469,900 - 316 Killarney Glen Court Sw, Calgary

MLS® #A2233350

\$469,900

2 Bedroom, 2.00 Bathroom, 1,390 sqft Residential on 0.00 Acres

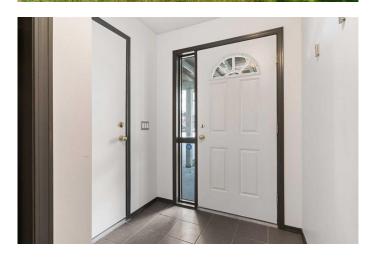
Killarney/Glengarry, Calgary, Alberta

The perfect blend of great location and functional living - a spacious (almost 1,400 square feet) and comfortable floor plan with renovated wide open main level. Huge kitchen island greets you as you come up the new stairway from the main entry and enter the primary living space complete with maple hardwood floors. With a redesigned kitchen that includes separate ceramic cook top, in-counter range and microwave, stainless french-door fridge, stainless dishwasher, wine cooler/drink station and under-cabinet lighting.

Custom cabinetry, drawers, and cupboards provide an excess of storage options. The adjacent living/dining area enjoys lighting from 3 sides of this end unit with a focus to the gas fireplace and surrounding built-ins. Easy access to both a large balcony overlooking the front of this home and a south porch entry off of the kitchen/laundry area at the back of the main floor allow for enjoyment of outdoor space that help complete the lifestyle this home offers. Upstairs is the large primary bedroom with double wide closet access and cheater en-suite bathroom featuring a huge soaker tub, large separate shower and updated vanity. A den/office area at the top of the stairs offers built-ins and a ceiling fan. The bright second bedroom is generously sized. Attached garage for two vehicles makes for convenient access to this unique home from a roadway and private driveway leading to one of the rare duplex structures in the complex. The property sits idyllically nestled overlooking







mature trees, walkways and well-maintained grounds and landscaping within this sought after community. As an additional bonus, new windows are being installed in August of this summer by the condominium corporation as part of a comprehensive upgrade throughout the complex. Only ten minutes from downtown and even closer to Marda Loop, Mount Royal University, Westhills and North Glenmore Park - very easy access to Crowchild, Glenmore and Stoney Trails. Close to everything you need while still offering a peaceful and tranquil escape from hectic urban life!

Built in 1998

Essential Information

MLS® # A2233350 Price \$469,900

Bedrooms 2 Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,390 Acres 0.00 Year Built 1998

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

Community Information

Address 316 Killarney Glen Court Sw

Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7H4

Amenities

Amenities Park, Snow Removal, Trash, Visitor Parking, Playground

Parking Spaces

3

Parking Double Garage Attached, Driveway, Garage Faces Front, Heated

Garage, Enclosed, Front Drive, Garage Door Opener, Owned, Paved,

See Remarks, Tandem

of Garages 2

Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave,

Refrigerator, Washer, Window Coverings, Wine Refrigerator, Electric

Cooktop, Gas Water Heater

Heating Forced Air, Natural Gas, Floor Furnace, Mid Efficiency

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Decorative, See Remarks, Tile

Basement None

Exterior

Exterior Features Balcony, Lighting, Other, Private Entrance, Playground

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 10

Zoning M-CG d72

Listing Details

Listing Office Stonemere Real Estate Solutions

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