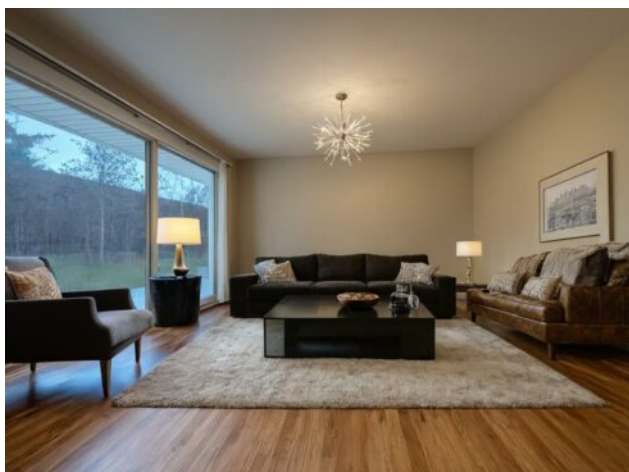


**354 Killarney Glen Court SW**  
**Calgary, Alberta**

**MLS # A2214517**



**\$374,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 374
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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 &mdash; 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 &mdash; another valuable update for your new home! An assigned parking stall is included, and the home is ideally situated within the complex &mdash; 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!