



GRASSROOTS
REALTY GROUP

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

MLS # A2306403



\$524,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 920
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Central Vacuum, Granite Counters, See Remarks, Storage, Wet Bar		

Inclusions: Garage Heater

OVER 2,500 SQ. FT. END-UNIT TOWNHOME WITH EXTENSIVE UPGRADES IN KILLARNEY! This executive townhome offers exceptional space and premium finishes, with a low-maintenance inner-city lifestyle. As the largest unit in the complex by a significant margin, this home features 2 bedrooms, 2.5 bathrooms, a heated double-attached garage with additional driveway parking for 2 vehicles, plus a developed basement. The main floor showcases solid, stained oak hardwood flooring, upgraded paint, custom ceiling detail, hardwood compass inlays, window shutters, and extensive built-ins throughout. The spacious living room offers ample room for multiple seating arrangements. A dedicated main-floor office provides an ideal work-from-home setup or quiet study space. Designed for both functionality and quality, the kitchen features granite countertops, a wall oven, a gas cooktop, and a premium Sub-Zero refrigerator, with an additional Sub-Zero fridge in the upper bar area. The large dining area connects seamlessly to the kitchen, creating an ideal space for entertaining or family gatherings. Step out onto the wraparound deck, which looks out over single-family homes across the street, extending your living space for outdoor seating, dining, and seasonal enjoyment. Upstairs, the expansive primary suite offers a walk-in closet and oversized ensuite bathroom, creating a true retreat within the home. The second bedroom also features its own full ensuite and walk-in closet, ideal for guests or multigenerational living. A spacious bonus room with a brick-surround gas fireplace adds exceptional flexibility as a media room, lounge, fitness area, or potential future third bedroom. A bar area is perfect for entertaining in this space. The heated, partially developed basement is currently configured as a recreation area, providing additional flexible living or storage space.

Additional features include a new furnace (2023), a hot water tank (2023), a humidifier (2023), and a water softener (2023). Central air conditioning, a Vacuflo system with attachments, and a built-in workbench and utility sink also come with the garage. For buyers prioritizing parking or storage, the home offers excellent versatility, with the potential to expand vehicle capacity. Located in the highly sought-after community of Killarney/Glengarry, residents enjoy easy access to parks, playgrounds, and recreation, including the Killarney Aquatic & Recreation Centre. Families benefit from the proximity to nearby schools, including Holy Name School, Killarney School, and A.E. Cross School. Shopping, restaurants, cafés, and daily amenities are just minutes away along 17th Avenue SW and Westbrook, while quick access to downtown, Crowchild Trail, and Sarcee Trail makes commuting effortless. ****VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING FLOORPLAN AND VIRTUAL TOUR****