



GRASSROOTS
REALTY GROUP

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313 Killarney Glen Court SW
Calgary, Alberta

MLS # A2331549



\$325,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	872 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 411
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: None

Welcome to this exceptional townhome in the heart of Killarney, rebuilt in 2019, offering the rare opportunity to enjoy modern construction and design within an established, sought-after community. With over 1,300 sq. ft. of developed living space, this beautifully finished home combines contemporary style, thoughtful upgrades, and an unbeatable inner-city location. The bright and inviting main floor showcases a stunning modern kitchen featuring Wildwood cabinetry finished in Portobello paint, soft-close drawers, taller upper cabinets extending to the soffit ceiling, glass display doors with lift-up hinges and finished interiors, extended hardware, stainless steel appliances, and a stylish Marrakesh tile backsplash carried to the top of the window for a designer-inspired look. Engineered hardwood flooring flows throughout the main level, creating a warm and elegant space perfect for everyday living and entertaining. Upstairs, you'll find two bedrooms and a beautifully appointed full bathroom featuring TruStone Silver Matte 12x24 tile and Taupe Bright 3x6 tile surrounding the tub/shower and vanity. Plush carpet with 8 lb underlay adds comfort throughout the stairs and bedrooms. The finished basement expands your living space with a versatile recreation area, a second full bathroom finished with matching premium tile selections, and a dedicated laundry area, making this home as functional as it is stylish. Complete with one assigned parking stall conveniently located directly in front of the unit, plus the potential to rent an additional stall, this move-in-ready home offers the perfect blend of modern finishes, quality craftsmanship, and exceptional value in one of Calgary's most desirable inner-city communities.