



GRASSROOTS
REALTY GROUP

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511 Killarney Glen Court SW
Calgary, Alberta

MLS # A2331658



\$449,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,375 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, On Street, Stall		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 622
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Soaking Tub		

Inclusions: None

Welcome home to one of Calgary's most cherished inner-city communities. Perfectly positioned across from a beautiful park, this end unit townhome offers more than just a place to live, it offers a lifestyle centred around connection, convenience, and community. Imagine starting your day with a walk through the park, enjoying coffee on your private patio, and spending evenings exploring the local caf  s, shops, restaurants, schools, and amenities that make Killarney such a desirable place to call home. With downtown Calgary just minutes away, you'll enjoy the perfect blend of vibrant city living and the warmth of an established neighbourhood. Built in 1998, this inviting home features three spacious bedrooms, including a generous primary retreat with a walk-in closet, 2.5 bathrooms, and a welcoming living room anchored by a cozy fireplace. As an end unit, you'll appreciate the added privacy and abundance of natural light throughout. The partially finished basement offers exceptional flexibility and already includes a functional bathroom, electrical and plumbing already in place, making it easy to finish the remaining space as a family room, home office, gym, or guest area. Beyond the home itself, you'll discover something that's becoming increasingly rare, a true sense of community. It's the kind of neighbourhood where neighbours know one another, children play in the park, and evening walks become part of your daily routine. Whether you're a first-time buyer, young family, professional, or investor, you'll appreciate not only what this home has to offer, but the lifestyle that comes with living in Killarney. Complete with an assigned parking stall and unbeatable access to parks, schools, shopping, transit, and downtown. This is a rare opportunity to enjoy everything Killarney

has to offer.