



GRASSROOTS
REALTY GROUP

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322 Killarney Glen Court SW
Calgary, Alberta

MLS # A2331891



\$330,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	873 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Greenbelt, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: TV and TV wall mount in the primary bedroom

Extensively updated townhouse in the heart of Killarney, this is the one you've been waiting for. Tucked into the quiet, well-established complex of Killarney Glen Court, this bright and beautifully refreshed home faces green space and a walking path, offering a peaceful setting just steps from everything Killarney and Marda Loop has to offer. The updates here are the real story. Fresh luxury vinyl plank flooring runs throughout the main and upper floors, complemented by new casings, trim, and a full repaint that gives the home a crisp, modern feel. The kitchen has been thoughtfully upgraded with new countertops, hardware, sink, and a gold faucet that ties into the home's updated aesthetic, stainless appliances and a new dishwasher in 2024. The dining area comfortably fits a full table, making this a kitchen you'll actually want to spend time in. Upstairs are two bedrooms, the large primary bedroom is a good size and the second bedroom offers flexibility if you need a home office. The 4 piece bathroom features a new vanity and toilet. Perhaps most practically, all windows were replaced in fall 2025, and the main floor window was upgraded to an operable unit for added ventilation. The developed basement offers a flexible family room, a dedicated laundry/storage room with washer and dryer, and plenty of room to spread out. Out back, the west-facing porch is a perfect spot to catch the afternoon sun. Assigned parking stall #322 sits right out front, with ample visitor parking nearby. This complex is pet friendly with no size or weight restrictions (board approval necessary), Walk to Marda Loop shops and restaurants, the LRT, schools, and nearby golf courses. This townhome is truly move in ready, just unpack and enjoy! **some photos are virtually staged**

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