

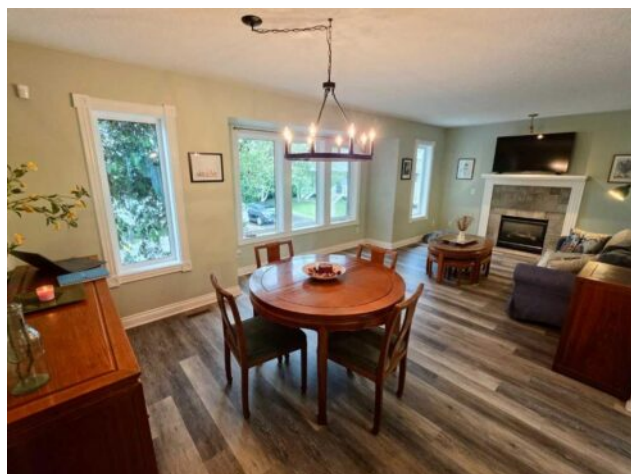


GRASSROOTS
REALTY GROUP

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

MLS # A2333764



\$444,999

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,467 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: \$ 681

LLD: -

Zoning: M-CG d72

Utilities: -

Inclusions: N/A

The comfort of a house, the convenience of a condo! This sunny, 1400+-square foot end unit townhouse is one of the nicest in Killarney Glen and features all-new windows on three sides. Discover a roomy, open-plan living/formal dining room ideal for entertaining, spacious eat-in kitchen with newer appliances and a powder room. Upstairs, a large master bedroom with east-facing bay window leads into a huge walk-in closet and cheater ensuite bathroom with enormous soaking tub, second bedroom and a den/office. Oversized double garage offers tons of storage. Located in Killarney, steps away from the Killarney Montessori and Holy Name schools, close to Mount Royal University, Marda Loop and several parks. Easy access to both downtown and the mountains. Pet friendly, nicely landscaped complex with lots of adjacent street parking for your guests.