



**GRASSROOTS**  
REALTY GROUP

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**3105 Kildare Crescent SW**  
**Calgary, Alberta**

**MLS # A2343072**



**\$789,000**

|                  |                                      |               |                  |
|------------------|--------------------------------------|---------------|------------------|
| <b>Division:</b> | Killarney/Glengarry                  |               |                  |
| <b>Type:</b>     | Residential/Four Plex                |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                   |               |                  |
| <b>Size:</b>     | 1,569 sq.ft.                         | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Single Garage Detached |               |                  |
| <b>Lot Size:</b> | -                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Views         |               |                  |

|                    |                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle, Flat                                                                                       | <b>Condo Fee:</b> | \$ 202 |
| <b>Basement:</b>   | Full                                                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco                                                                                               | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar |                   |        |

**Inclusions:** TV wall mount brackets

This immaculate three bedroom, 3 storey townhome sits directly across from a community park, with a rooftop patio to take in the exceptional downtown views. A fenced front courtyard greets you on arrival, a serene spot for morning coffee or evening relaxation. The open concept main floor features wide plank engineered hardwood flooring, an inviting living room anchored by a gas fireplace with Venetian plaster surround, a generous dining area, and a chef's kitchen finished with quartz countertops, an eating island, and stainless steel appliances including a gas range. A patio door adjacent to the kitchen leads to the side deck, perfect for BBQ dinner nights. The two upper levels feature a continuation of the beautiful wide plank hardwood flooring with the second level hosting two spacious bedrooms, including the primary retreat with an expansive walk-in closet and a spa inspired four piece ensuite including heated floors; an additional full four-piece bath and the convenience of upper floor laundry. Ascend to the loft level where you find an impressive flex room, equally suited as a fitness room, office, or TV / gaming room. From here, step onto the private rooftop patio to unwind against a backdrop of skyline and park views. The fully finished lower level is a perfect space for guests or the family with further living space including a large family and recreation room, wet bar, third bedroom, and full four-piece bath. Air conditioning throughout keeps the entire home comfortable through Calgary's warmer months. Parking is made easy and convenient with paved alley access to your private single car garage. This exceptional townhome is nestled in a quiet community steps away from parks, schools, and restaurants, with easy access to downtown Calgary and is truly a must see.

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