

## 225 Killarney Glen Court SW Calgary, Alberta

**MLS # A2248303**



# \$425,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry    |               |                   |
| <b>Type:</b>     | Residential/Other      |               |                   |
| <b>Style:</b>    | Townhouse              |               |                   |
| <b>Size:</b>     | 1,401 sq.ft.           | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Cul-De-Sac |               |                   |

|                    |                                                             |                   |          |
|--------------------|-------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Central                                                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                      | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                             | <b>Condo Fee:</b> | \$ 599   |
| <b>Basement:</b>   | None                                                        | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Mixed                                                       | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home, Soaking Tub, Track Lighting, Vinyl Windows |                   |          |

**Inclusions:** N/A

Say hello to your stylish new home in the sought-after Killarney Glen Court Townhouses—where inner-city convenience meets a laid-back vibe. This bright corner unit is ready to impress with an attached garage (no more scraping ice in winter!), huge brand-new 2025 windows that flood the space with natural light, and a private balcony where you can start your day in style. Mornings made better: picture yourself sipping your latte, gazing out over the peaceful green space before hopping on the bus, bike, or in your car—for a breezy 10-minute commute to downtown. Inside, it's all about easy living: fresh flooring underfoot on the main floor, a spacious kitchen perfect for cooking (or just spreading out your fav takeaway), and a layout that feels airy yet cozy. The well-managed complex is tucked close to shops, cafes, transit, parks, and all the amenities you love, making it an ideal home base for your busy life. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this place checks all the boxes. As a bonus the seller has completed a pre sale home inspection so its move-in ready which means you can skip the Reno stress and get straight to enjoying your new Killarney lifestyle.