



# 245 Killarney Glen Court Calgary Alberta

\$499,900

OPEN HOUSE SUNDAY OCT 6, 2-4. WOW, 4 BDRM, 2.5 BATH, ALMOST 2500 FINISHED SQ FT, RENOVATED, CORNER QUIET AND GREEN OUTLOOK TOWNHOUSE. THIS FEELS LIKE AN OASIS HERE, and you wouldn't know that you are just minutes from everything. You won't be dissapointed here. If you have a big family, you'll love this home. Walking up, you'll be greeted by a large south facing deck, and inside, you'll notice, all new paint, all NEW LUXURY VINYL WIDE PLANK FLOORING, a coat closet and a 2 peice bath. Then into the RENOVATED KITCHEN WITH NEWER SS APPLIANCES, QUARTZ COUNTERTOPS, BACKSPLASH, SINK, AND A BIG NEW WINDOW IN THE KITCHEN FACING SOUTH. IF FACT, ALL THE WINDOWS ON THE TOP TWO FLOORS ARE NEW, WITH A RECIEPT FOR \$13,000 PAID FOR BY THE SELLER. Then the living and dining room space is huge, with a GAS FIREPLACE, and LARGE WINDOWS FACING NORTH with a beautiful grren outlook of the greenspace in the complex. Mature trees and manicured lawns, you can also relax on this side from another entrance, with coat closet and porch outside. Upstairs are 3 bdrms and a huge cheater en-suite. The primary bdrm is very spacious with enough room for an office or sitting area. All new windows up here as well, paid for by the seller. Downstairs has been renovated with all new carpet and paint. It is fully finished with a good sized bdrm, great for a student , there's room for a desk and shelves for studying, or a tv area. Also a 4 piece bathroom with soaker tub, quartz counters bathroom and recreation area or Family room. Just a short 10-minute drive to downtown and easy access to the amenities of Killarney, to vibrant Marda Loop and Westhills shopping, along with nearby schools ensuring all your family's needs are met. Mount Royal University, trendy 17th Ave with shopping and restaurants, and Glenmore Park, making it a prime location for any lifestyle. (id:6769)

Primary Bedroom 19.17 Ft x 10.17 Ft

4pc Bathroom 11.33 Ft x 9.92 Ft

Other 10.83 Ft x 3.42 Ft

Bedroom 11.33 Ft x 9.75 Ft

Bedroom 11.25 Ft x 8.67 Ft

Family room 22.42 Ft x 10.17 Ft

Furnace 9.75 Ft x 6.25 Ft

Storage 10.50 Ft x 4.42 Ft

Other 5.00 Ft x 4.25 Ft

Kitchen 11.83 Ft x 11.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
One Percent Realty

<http://www.aprilonepercentrealty.com/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Laundry room 3.50 Ft x 3.50 Ft  
Bedroom 10.25 Ft x 9.50 Ft  
Other 7.25 Ft x 6.92 Ft  
4pc Bathroom 8.67 Ft x 8.58 Ft

2pc Bathroom 6.92 Ft x 2.42 Ft  
Dining room 15.67 Ft x 9.00 Ft  
Living room 16.00 Ft x 10.83 Ft  
Other 11.33 Ft x 9.25 Ft