



# 3211 Kilkenny Road Calgary Alberta

\$2,785

Absolutely GORGEOUS property LIKE NEW CONDITION on tree-lined street tucked away in Killarney's best corner. Beautifully renovated raised bungalow with contemporary finishes and perfect floorplan. This main floor is 1,160 square feet of completely renovated living space with a modern kitchen featuring quartz countertops and huge island/breakfast bar. Full KitchenAid stainless steel appliance package with gas range and OTR microwave. Designer cabinets, cupboards and lighting tie the open plan kitchen into the living and dining areas - all open to huge windows permitting an abundance of natural light to flood the main living areas. In winter time, cozy up to the feature wood-burning fireplace with unique wood storage alcove. The two bedrooms are comfortably sized and serviced by nearby laundry and completely renovated bathroom naturally lighted through glass block shower !! Newer hardwood floors grace the main floor with tile in bathroom and entries. Through sliding glass doors from the dining area is a beautiful covered tiered deck with sunken hot tub - yours to enjoy year round. Beautifully landscaped/fenced yard and the over-sized, insulated garage complete the picture for this perfect home. 3211 Kilkenny Road is ideally located (WalkScore of 73) on the best quiet tree-lined street in the area with very easy access to Richmond Road, 37 Street, Glenmore Trail, Crowchild Trail and the Ring Road.... a short walk to Glamorgan Shopping Centre (Safeway, Glamorgan Bakery !) and major transit routes. Mount Royal University, Currie Barracks, Marda Loop and North Glenmore Park are all a very short distance away (id:6769)

Living room 19.75 Ft x 15.50 Ft  
 Kitchen 11.33 Ft x 9.33 Ft  
 Dining room 13.33 Ft x 11.33 Ft

Primary Bedroom 12.17 Ft x 11.00 Ft  
 Bedroom 10.33 Ft x 9.25 Ft  
 4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



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