

# \$435,000 - 392 Killarney Glen Court Sw, Calgary

MLS® #A2259170

**\$435,000**

2 Bedroom, 2.00 Bathroom, 1,471 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Modern Killarney Townhome. Stylish, Spacious & Perfect for Two. Welcome to your bright, contemporary retreat in the heart of highly sought-after Killarney. This 2-storey townhome is designed for the lifestyle of today's busy professional, offering a seamless blend of modern elegance and everyday comfort, in a great inner city location. Step inside and you're welcomed by a nice foyer and closet for your everyday items. Head up to the main level and you are immediately greeted by an airy, light-filled space. Oversized windows flood the open-concept living and dining area with natural light, while a sleek corner gas fireplace sets the mood for cozy evenings or effortless entertaining. The upgraded kitchen features quality maple cabinetry and stainless-steel appliances, stylish as they are functional, ideal for everything from quick weekday meals to hosting dinner with friends. Your private west-facing 23' x 6' deck extends the living space outdoors—perfect for sunset cocktails or a quiet morning coffee. Main level updated flooring with lvp and ceramic tile, create a clean and contemporary feel. The convenience of main-floor laundry and a two-piece bath makes day-to-day living easy. Upstairs, the primary suite is a true retreat with a spa-inspired cheater ensuite, complete with a corner soaker tub and separate steam shower. A massive walk-in closet keeps everything organized. The second bedroom is of good size. A versatile den rounds out the



upstairs, outfitted with built-in maple cabinetry, offer the flexibility to create a dedicated home office, guest space, or even a future third bedroom as your needs grow. The fully finished double garage with driveway provides rare inner-city convenience and secure storage with 2 indoor garage parking spots and 2 spots on the driveway, for a total of 4 spots! Great for you and your friendâ€™s convenience, no having to walk from the visitor parking! With major shopping, trendy cafes, and downtown Calgary just minutes away, this home puts you right where you want to be - close to work, play, and everything in between. Meticulously maintained and thoughtfully designed, this Killarney townhome is the perfect match for a couple ready to embrace a vibrant urban lifestyle without compromising on space or style.

Built in 1998

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2259170      |
| Price          | \$435,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,471         |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 392 Killarney Glen Court Sw |
| Subdivision | Killarney/Glengarry         |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 7H4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Pantry                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Partial                                                        |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Rectangular Lot, Other |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 15                   |
| Zoning         | M-CG d72             |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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