

# \$365,000 - 534 Killarney Glen Court Sw, Calgary

MLS® #A2209661

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,054 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Experience the sophistication of inner-city living in this exquisitely upgraded 2-bedroom + den townhouse, nestled in the prestigious and tree-lined community of Killarney. Perfectly positioned facing a tranquil green space and framed by mature foliage, this 1,053 sqft residence offers over a rare blend of privacy, and urban convenience. Step through the charming front porch into a thoughtfully designed main level, where stylish, contemporary flooring and sun-drenched interiors set the tone. The kitchen showcases an abundance of cabinetry—perfectly suited for both everyday living and entertaining in style. The open-concept living area is anchored by a cozy corner fireplace, creating an inviting atmosphere for intimate gatherings or quiet evenings at home. A powder room and a storage closet complete the main floor. Upstairs, retreat to two spacious bedrooms, including a refined primary suite boasting a large walk-in closet. A beautifully appointed 4-piece bathroom features ample storage, complemented by a versatile den ideal for a home office or reading lounge. The unfinished basement presents a canvas for your imagination—create a fitness studio, media room, or guest retreat to further enhance your living experience. Outside, enjoy a sun-soaked west-facing deck—the perfect place to unwind at the end of the day—and benefit from a private parking stall located just steps from your front door. Located mere minutes from Crowchild Trail, with easy access to



downtown Calgary, Marda Loop, 17th Avenue, Chinook Centre, and an array of boutique shops, fine dining, parks, and pathways. Whether you're a discerning first-time buyer or looking to downsize without compromise, this townhome is not one you want to miss out on!

Built in 1953

### Essential Information

MLS® #	A2209661
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,054
Acres	0.00
Year Built	1953
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	534 Killarney Glen Court Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7H4

### Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	4
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Solutions
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