

# \$400,000 - 225 Killarney Glen Court Sw, Calgary

MLS® #A2248303

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

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.

Built in 1998

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2248303      |
| Price          | \$400,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,401         |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 225 Killarney Glen Court Sw |
| Subdivision | Killarney/Glengarry         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E7H4                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Soaking Tub, Track Lighting, Vinyl Windows                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas, Living Room                                                           |
| Basement          | None                                                                       |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Other, Private Entrance |
| Lot Description   | Corner Lot, Cul-De-Sac           |
| Roof              | Asphalt Shingle                  |
| Construction      | Mixed                            |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 98                |
| Zoning         | M-CG d72          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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