

# \$398,900 - 463 Killarney Glen Court Sw, Calgary

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MLS® #A2247822

**\$398,900**

2 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.00 Acres

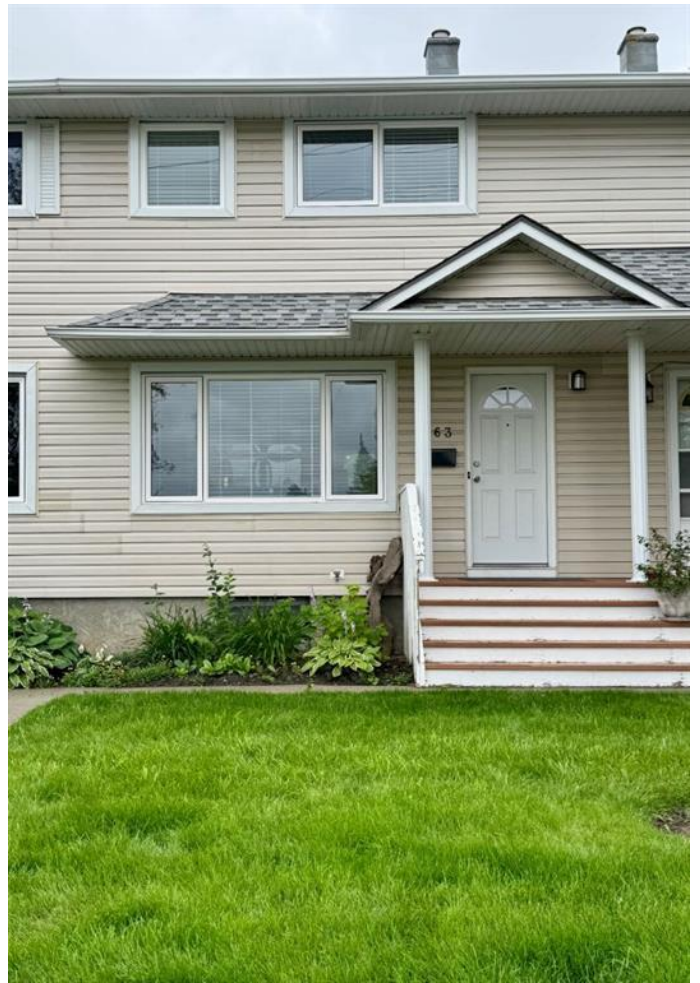
Killarney/Glengarry, Calgary, Alberta

Welcome to Killarney Glen Court – This beautifully renovated 2-bedroom, 1.5-bathroom townhouse offers the perfect blend of style, comfort, and convenience in one of Calgary’s most desirable inner-city communities. From the moment you step inside, you’ll appreciate the thoughtful updates, modern finishes, and bright, open-concept design.

The spacious kitchen has been transformed with on trend cabinetry including a built-in pantry, nickel hardware, granite countertops, stainless-steel appliances and a spacious dining area featuring warm flooring and fresh, contemporary touches. This area flows seamlessly to the sunny south-facing back deck – perfect for summer barbecues – while a charming front porch welcomes you home and offers a cozy spot to enjoy your morning coffee.

The separate living room is a true showpiece, featuring elegant picture frame moulding and a large window overlooking the green space across the street. Adjacent to the kitchen and dining area, it offers the perfect spot for gatherings, creating a warm and welcoming flow throughout the main level.

Upstairs feels like a true retreat, with a spacious primary bedroom that invites you to unwind, easily fitting a king-sized bed and enhanced by a beautifully organized built-in closet. The second bedroom offers flexibility – a welcoming space for overnight guests, a peaceful nursery, or an inspiring home office.



The full bathroom combines style and function, with thoughtful design touches and a built-in linen closet to keep everything neatly tucked away.

The finished basement is a cozy haven, well suited for a media room finished with stylish modern wainscoting for a touch of character and warmth and featuring a custom built-in snack bar and a stylish powder room, making this space perfectly convenient for movie nights.

Parking is a breeze with your own assigned stall just steps from the back deck, plus plenty of street parking right out front for guests.

Set in a quiet, well-maintained complex with mature trees and green space, this home is ideal for first-time buyers, young professionals, or savvy investors seeking a turnkey property in a prime location. You'll enjoy being steps from parks, schools, and public transit, with easy access to downtown, Marda Loop, and major routes.

Move-in ready and meticulously finished, this is an opportunity not to be missed.

Built in 1953

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247822      |
| Price          | \$398,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 858           |
| Acres          | 0.00          |
| Year Built     | 1953          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 463 Killarney Glen Court Sw |
| Subdivision | Killarney/Glengarry         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 7H4                     |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Vinyl Windows                                 |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                 |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Other           |
| Lot Description   | Front Yard, Landscaped   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 8                 |
| Zoning         | M-CG d72          |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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