

**651 Killarney Glen Court SW**  
**Calgary, Alberta**
**MLS # A2257626**

**\$459,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 681
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, Soaking Tub		

**Inclusions:** Kitchen Island, built in desk in office

Welcome to this bright and spacious 3-bedroom, 1.5-bath townhouse condo in desirable Killarney Glen Court SW. Offering nearly 2200 sq ft of useable space, a rare double-car garage, and an east-facing balcony ideal for morning coffee or evening BBQs, this home perfectly balances comfort and convenience. The main level features a light-filled living room with a cozy stone-faced fireplace, warm wood-trim doors and windows, hardwood floors, and a generous dining space. The kitchen includes a central island, plenty of cabinets, and large windows overlooking green space. Upstairs you'll find three bedrooms, including a roomy primary suite with a walk-in closet and direct access to the updated main bath with separate shower and corner soaker tub. Ideal for families and young professionals, you're steps from tree-lined walking paths, Killarney Summer Park and Richmond Green Park. Schools, playgrounds, and Killarney Aquatic & Recreation Centre are nearby. Coffee and food lovers will enjoy local favourites like Caffè Francesco, Coffee Cats Café, Primal Grounds Café, and restaurants including Chili Club Thai House, Bow Bulgogi House, and Spiros Pizza — plus all the shops and dining along 17th Ave SW. Westbrook Mall and Westbrook LRT are close for errands and easy commuting. Don't miss your chance to own this inner-city gem — book your private showing today!