311 Killarney Glen Court SW

Calgary | Active | MLS® A2352645

$299,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**2019**	**1,068 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Rebuilt from the ground up in 2019, this 3-bedroom Killarney townhome offers the benefits of modern construction at a price point that's hard to beat. The home underwent a comprehensive rebuild that included new concrete foundations, framing, vinyl windows, siding, roofing, flooring, cabinetry, countertops, appliances, electrical, plumbing, high-efficiency furnace, and hot water tank. Everything was replaced, inside and out! Meticulously maintained since, this home presents a unique opportunity for first-time buyers and investors alike. Inside, you'll find a bright, modern interior vibe with a comfortable and functional layout. The main floor features a welcoming living room with a cozy gas fireplace, a spacious kitchen opening to the dining area. Enjoy both a front porch and rear deck, providing convenient outdoor spaces for relaxing or BBQs. Upstairs offers three bedrooms and a full 4-piece bathroom. The undeveloped lower level provides additional flex space, laundry facilities, and plenty of storage. Your parking stall is conveniently located just outside your door, with ample visitor parking for family and friends. Ideally situated close to schools, MRU, parks, transit, and all the shops, restaurants, and amenities of Marda Loop and Killarney.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352645
Bedrooms	3
Bathrooms	1
Year Built	2019
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,068 sq. ft.
Main Level Finished Area:	533 sq. ft.

Upper Level Finished Area:	535 sq. ft.
Condo Fee:	$549.67
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2019 (Age: 7)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9811775
Heating:	Forced Air
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Killarney Glen Court
Community:	Killarney/Glengarry
Amenities:	None, Park
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Living Room · 17'9" × 11'8" ·
Main Floor	Dining Room · 11'3" × 9'3" ·
Main Floor	Kitchen · 11'10" × 10'11" ·
Upper Level	Bedroom - Primary · 12'2" × 9'3" ·
Upper Level	Bedroom · 13'5" × 7'2" ·
Upper Level	Bedroom · 12'2" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Corner Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-killarney-glen-court-sw-calgary-a2352645/

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