



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**245 KILLARNEY GLEN Court, Calgary T3H7H4**

MLS®#: **A2158730** Area: **Killarney/Glengarry** Listing Date: **08/23/24** List Price: **\$499,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1998**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,645**  
 Low Sqft:  
 Ttl Sqft: **1,645**

DOM

**27**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Lawn,Landscaped**  
 Park Feat: **Parkade,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,No Animal Home,No Smoking Home,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 4`3"	Kitchen	Main	11`10" x 11`7"
2pc Bathroom	Main	6`11" x 2`5"	Dining Room	Main	15`8" x 9`0"
Living Room	Main	16`0" x 10`10"	Nook	Main	11`4" x 9`3"
Bedroom - Primary	Second	19`2" x 10`2"	4pc Ensuite bath	Second	11`4" x 9`11"
Walk-In Closet	Second	10`10" x 3`5"	Bedroom	Second	11`4" x 9`9"
Bedroom	Second	11`3" x 8`8"	Laundry	Second	3`6" x 3`6"
Bedroom	Basement	10`3" x 9`6"	Flex Space	Basement	7`3" x 6`11"

**4pc Bathroom  
Furnace/Utility Room**

**Basement  
Basement**

**8`8" x 8`7"  
9`9" x 6`3"**

**Family Room  
Storage**  
Legal/Tax/Financial

**Basement  
Basement**

**22`5" x 10`2"  
10`6" x 4`5"**

Condo Fee:  
**\$695**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **9813058**

Remarks

Pub Rmks: **WOW, 4 BDRM, 2.5 BATH, ALMOST 2500 FINISHED SQ FT, RENOVATED, CORNER QUIET AND GREEN OUTLOOK TOWNHOUSE. THIS FEELS LIKE AN OASIS HERE, and you wouldn't know that you are just minutes from everything. You won't be disappointed here. If you have a big family, you'll love this home. Walking up, you'll be greeted by a large south facing deck, and inside, you'll notice, all new paint, all NEW LUXURY VINYL WIDE PLANK FLOORING, a coat closet and a 2 piece bath. Then into the RENOVATED KITCHEN WITH NEWER SS APPLIANCES, QUARTZ COUNTERTOPS, BACKSPLASH, SINK, AND A BIG NEW WINDOW IN THE KITCHEN FACING SOUTH. IF FACT, ALL THE WINDOWS ON THE TOP TWO FLOORS ARE NEW, WITH A RECEIPT FOR \$13,000 PAID FOR BY THE SELLER. Then the living and dining room space is huge, with a GAS FIREPLACE, and LARGE WINDOWS FACING NORTH with a beautiful green outlook of the greenspace in the complex. Mature trees and manicured lawns, you can also relax on this side from another entrance, with coat closet and porch outside. Upstairs are 3 bdrms and a huge cheater en-suite. The primary bdrm is very spacious with enough room for an office or sitting area. All new windows up here as well, paid for by the seller. Downstairs has been renovated with all new carpet and paint. It is fully finished with a good sized bdrm, great for a student, there's room for a desk and shelves for studying, or a tv area. Also a 4 piece bathroom with soaker tub, quartz counters bathroom and recreation area or Family room. Just a short 10-minute drive to downtown and easy access to the amenities of Killarney, to vibrant Marda Loop and Westhills shopping, along with nearby schools ensuring all your family's needs are met. Mount Royal University, trendy 17th Ave with shopping and restaurants, and Glenmore Park, making it a prime location for any lifestyle.**

Inclusions:  
Property Listed By: **none  
One Percent Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**