



THE
A-TEAM

**RE/MAX
FIRST**

344 KILLARNEY GLEN Court, Calgary T3E 7H4

MLS®#: **A2177524** Area: **Killarney/Glengarry** Listing Date: **11/07/24** List Price: **\$389,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1953**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Lawn,Gentle Sloping,Private**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,051**
 Low Sqft:
 Ttl Sqft: **1,051**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Refrigerator**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Closet Organizers,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`9" x 10`3"	Living Room	Main	17`10" x 12`6"
Dining Room	Main	10`8" x 5`8"	Bedroom - Primary	Upper	11`2" x 9`5"
Bedroom	Upper	13`10" x 6`11"	4pc Bathroom	Upper	7`0" x 6`0"
Bedroom	Upper	12`5" x 8`1"	Game Room	Basement	17`0" x 12`0"
Laundry	Basement	9`1" x 7`10"	Storage	Basement	12`2" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$460

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9811775**

Remarks

Pub Rmks: **Meet Parkside Corner! A 3 Bedroom, end unit townhome. Parkside Corner is Inner city, updated and perfectly kept. Not to mention, in a well managed complex! Welcome. This home combines style, comfort and pride of ownership. This beautifully updated townhome offers over 1,430 sq. ft. of developed living space in one of the best locations within the complex, green space views inside and out. Situated directly across from green space and surrounded by mature trees and private landscaping, this end unit is perfectly located within the complex. Step inside to enjoy a feeling of being home. Light-filled rooms with east and west exposures that bring natural light throughout the day. Updated hardwood floors on the main level, fresh paint, and updated window coverings lend a modern, sophisticated feel to this gem. The open-plan kitchen features stainless steel appliances, perfect for cooking and entertaining, while the inviting living room is ideal for gathering with family and friends. Upstairs, three generous bedrooms, a wonderful 4 pc bathroom provides comfort and and function. The developed basement includes a versatile recreation/fitness room, ideal for movie night with a large bit seperate, laundry/utility area. This is not just another townhome for sale, this unit is an end unit, with Parkside Views, maximizing privacy and affordability combined. The landscaped green space within the complex is your full time view. It's not every day you can find all of this in one. Just 8 min to down town and less than 5min to the rebound Marda Loop. Anything and everything at your fingertips.**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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







