



THE
A-TEAM

**RE/MAX
FIRST**

362 KILLARNEY GLEN Court, Calgary T3E 7H4

MLS®#: **A2178247** Area: **Killarney/Glengarry** Listing Date: **11/08/24** List Price: **\$374,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **862**
 Low Sqft:
 Ttl Sqft: **862**

DOM

43
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey Split**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Garden,Greenbelt**
 Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Garden,Private Entrance**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$374** Title: **Fee Simple** Zoning: **M-CG**

Fee Freq:
Monthly

Legal Desc: **9813058**

Remarks

Pub Rmks: **AMAZING OPPORTUNITY for investors or first time home buyers! This beautiful home is centrally located in Killarney and has been fully renovated. From the moment you enter this home you can feel the warmth and inviting space with a large family room area and inviting kitchen; with built in island/eating bar and granite counters! Newer appliances throughout and laminate flooring for low maintenance and easy clean up. Upstairs you will find a large primary suite, second bedroom or office and an a fully renovated 4 piece washroom! The unspoiled basement could be easily turned into another living area or bedroom and an additional washroom. Newer Blinds throughout and a large back deck or front verandah to enjoy those summer nights. Just minutes from downtown Calgary, the shops and restaurants of Marda Loop, and 17th Avenue. Enjoy access to parks, green spaces, tennis courts, the Killarney Aquatic & Recreation Centre, and excellent schools, making it ideal for any lifestyle. Don't miss this rare unit with Low condo fees!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









