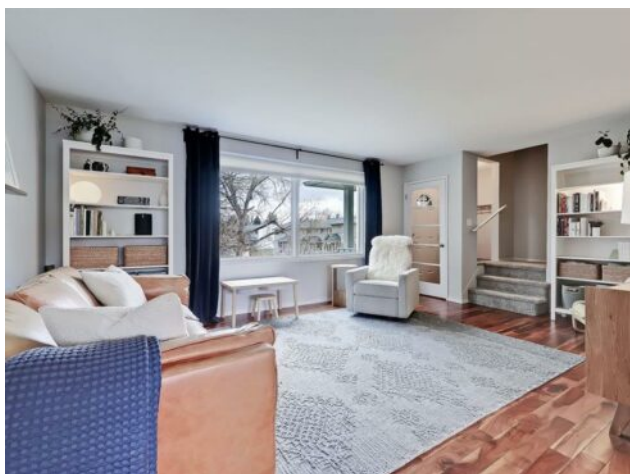


**344 Killarney Glen Court SW  
Calgary, Alberta**

**MLS # A2177524**



## \$389,900

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Gentle Sloping, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan		

**Inclusions:** None

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 rough-in for a future bathroom and a combined 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.