



GRASSROOTS
REALTY GROUP

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3, 1930 26A Street SW
Calgary, Alberta

MLS # A2213891



\$543,900

Division:	Killarney/Glengarry		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,480 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Welcome to this modern END UNIT townhouse with LOW CONDO FEES & a SINGLE ATTACHED GARAGE in the heart of Killarney, arguably one of SW Calgary's most sought after communities with a great 10/10 location just off of 17th Ave nestled amongst Killarney off leash dog park, Shaganappi Park, Killarney Aquatic & Rec Centre, restaurants, close to downtown, shopping, parks & Westbrook Mall. This 2 bedroom 2.5 bathroom home features A/C, 9 ft ceilings, modern vinyl plank flooring, in unit laundry, tons of natural sunlight, quartz countertops, a modern kitchen with a trendy hexagon backsplash & stainless steel appliances. The OPEN CONCEPT main level greets you with an optimal layout & large windows for tons of natural sunlight seamlessly connecting the living room (with a gas fireplace feature) to the dining room, kitchen, balcony & half bathroom. The large upper level primary bedroom retreat features large windows, a 12 ft 7 apex vaulted ceiling & a 3-pc ensuite bathroom with a quartz countertop. Down the hall is the laundry closet & the second bedroom with a 4-pc full ensuite bathroom with another quartz countertop -that is correct, this home has 2 ensuite bathrooms! The lower level provides access to the garage and hosts an open space that is perfect for an exercise space or an office. This is an excellent complex in a great location that is AirBnB friendly that does not have many units come up for sale, especially at this price point!