



GRASSROOTS
REALTY GROUP

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1, 1930 31 Street SW
Calgary, Alberta

MLS # A2223491



\$599,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RM-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Quartz Counters, Skylight(s), Walk-In Closet(s)		

Inclusions: N/A

Experience the Best of Inner-City Living in This Charming Two-Bedroom Home in Killarney! Welcome to a lifestyle of comfort, convenience and modern charm in the heart of one of Calgary's most sought-after inner-city communities. Perfectly situated just minutes from downtown, this beautiful townhome in Killarney puts you steps away from vibrant amenities, trendy shops, dining hotspots, public transit and everyday essentials.

Step inside to discover a bright and inviting living space, where large windows bathe the spacious living room in natural light. The thoughtfully designed kitchen features stainless steel appliances, abundant cabinetry, quartz countertops and a cozy dining nook. Both bedrooms are generously sized retreats offering walk-in closets for optimal storage, while the spa-inspired full bathroom adds a touch of luxury with a rejuvenating jetted tub, a separate glass-enclosed shower and a skylight that floods the space with sunshine. Downstairs, a fully finished basement extends your living space, ideal for a home office, recreation room or guest suite. Outside, enjoy a beautifully landscaped front yard and a detached garage that offers secure, all-season parking with additional storage. Don't miss your chance to own this fantastic inner-city gem. Schedule your viewing today!