1, 1930 31 Street SW
Calgary, Alberta

MLS # A2238852

$575,000

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:	None

Experience the Best of Inner-City Living in this beautiful townhome 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. 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. Upstairs you'll find two generously sized bedrooms, each featuring large walk-in closets as well as a 4 piece washroom with a rejuvenating jetted tub, a stand up shower and a skylight that floods the space with sunshine. The fully finished basement adds incredible value, featuring a large den perfect for a home office, media room or guest suite, complete with a washroom. Outside, enjoy a beautifully landscaped front yard and a detached garage that offers secure, all-season parking with additional storage. 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. Don’t miss your chance to own this fantastic inner-city gem. Schedule your viewing today!