



GRASSROOTS
REALTY GROUP

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1, 1930 35 Street SW
Calgary, Alberta

MLS # A2252572



\$574,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Front Yard, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Murphy Bed in Basement Bedroom, Built-in Speakers on Main Floor and Primary Bedroom		

Tucked away on a serene, tree-lined street in Killarney, this beautifully crafted townhouse offers striking curb appeal and timeless style. The main floor is filled with natural light from full-height windows and features a sleek tiled gas fireplace framed with custom built-ins in the living room. The kitchen showcases richly stained cabinetry, granite countertops, stainless steel appliances, a corner pantry, and a generous breakfast bar. The adjoining dining area adds warmth and character with designer wallpaper accents, creating the perfect space for hosting meals with friends or family. Upstairs, you'll find two private primary suites, one with a spa-inspired 5-piece ensuite including dual vanities, heated floors, a glass shower, and a jetted tub, and the other with its own 4-piece ensuite and walk-in closet. A convenient laundry room completes this level. The fully finished lower level expands the living space with a large rec room, an additional bedroom, and a private 3-piece ensuite. Outside, enjoy a welcoming front patio and the convenience of a single detached garage. All of this is set within the vibrant community of Killarney, offering easy access to the Killarney Aquatic & Recreation Centre, parks, playgrounds, Westbrook Mall, 17th Avenue dining, excellent schools, the nearby LRT station, and major routes for seamless connectivity.