



GRASSROOTS
REALTY GROUP

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6, 1909 28 Street SW
Calgary, Alberta

MLS # A2271754



\$270,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	374 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 327
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MU-1 f4.5h23
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Open Floorplan		

Inclusions: N/A

Welcome home to the desirable community of Killarney! Perfect for the first-time buyer or the savvy investor looking for a high cash flowing investment. This cozy townhouse has been fully upgraded throughout. Located just off 17th Ave SW, 5 blocks to the LRT, and minutes to Mount Royal University and the city core is this charming townhouse which offers 715sq.ft of total living space. The main floor has a nice open plan and features gleaming hardwood floors, a rare wood burning fireplace and recess lighting to set the ambiance. The kitchen boasts granite counter tops, pantry, stainless-steel appliances, and beautiful shaker cabinetry. The lower level is complete with a massive primary bedroom, large closet and laundry room. The four-piece bath has been modestly updated. Adjacent the primary is a secondary bedroom with a good size storage closet. Roof was just replaced in 2021. Close to Downtown, Shopping Restaurants, coffee shops, and much more. Don't miss this opportunity!