2, 1930 35 Street SW
Calgary, Alberta

MLS # A2281849

$569,900

Division:	Killarney/Glengarry
Type:	Residential/Four Plex
Style:	2 Storey

Size:	1,317 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 288
Basement:	Full		**LLD:**	-
Exterior:	Stucco, Wood Frame		**Zoning:**	M-C1
Foundation:	Poured Concrete		**Utilities:**	-

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

Inclusions: NA

Sun-filled mornings, an ideal layout, and a walkable inner-city location…this is your chance to begin home ownership in Killarney. From the moment you step inside, you’ll feel at home in this immaculate, move-in ready space. The bright open main floor features full-height bay windows, hardwood floors, a cozy gas fireplace, a convenient 2-piece powder room, and a stylish kitchen with granite countertops, stainless steel appliances, a breakfast bar, and corner pantry…flowing beautifully into a dining area made for gathering and entertaining. Upstairs, you’ll love having two generous primary bedrooms, each with a walk-in closet and private ensuite, plus the ease of upper laundry right where you need it. The fully developed basement adds even more room to enjoy, offering a comfortable family room, an additional bedroom, and a 3-piece ensuite bathroom…perfect for guests, a home office, or extra living space. Step outside to your private patio retreat, and appreciate the bonus of a garage as well. Close to shopping, dining, transit, and everyday conveniences…everything you need is within easy reach. Book your private showing today and come see why this one feels just right..