



7, 1935 35 Street SW  
Calgary, Alberta

MLS # A2289210



**\$675,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Fully Renovated | Over \$100,000 in Upgrades | Turn-Key Townhome in Calgary | Close to LRT | Walk-in Garage on Main Floor | Welcome to this fully renovated, move-in ready townhome offering over 1,550 sq ft of developed living space across three levels, thoughtfully redesigned with professional upgrades. This home showcases exceptional craftsmanship, premium finishes, and modern functionality throughout, creating a perfect blend of style, comfort, and long-term value in a highly desirable Calgary location. The custom kitchen is a true focal point, featuring quartz countertops, custom cabinetry, and a premium appliance package including a refrigerator and dishwasher, an induction range, and a built-in microwave. Designed for both everyday living and entertaining, this space offers clean lines and high-end performance. Bathrooms have been completely transformed with custom vanities, new tile, modern fixtures, and fully updated plumbing, delivering a cohesive, elevated finish throughout the home. Interior upgrades include luxury vinyl plank flooring, new carpet, and tile flooring in key areas, complemented by fresh paint, updated doors and window casings, and new window coverings throughout. The home feels bright, modern, and truly turnkey. Major mechanical and electrical improvements provide peace of mind, including updated electrical systems, new lighting throughout, 15 LED pot lights, a new air conditioning unit, and a smart thermostat system for enhanced efficiency and comfort. Enjoy outdoor living on the brand new main balcony with vinyl decking, perfect for relaxing or entertaining. The functional layout offers spacious living and dining areas, a well-appointed kitchen, and comfortable upper-level bedrooms, including a primary suite with a walk-in closet and ensuite, making this an ideal fit for both end-users and investors. This is a

rare opportunity to own a completely renovated Calgary home where all the work has already been done, simply move in and enjoy.