



307, 1919 31 Street SW
Calgary, Alberta

MLS # A2160162



\$389,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	948 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Open Floorplan		

Inclusions: N/A

This exceptional top-floor unit at Killarney Grande offers one of the largest 2-bedroom and 2-bathroom floor plans in the building and features 9-foot ceilings. In addition to a large west-facing covered balcony, the unit is flooded with natural sunlight from a wall of windows. The spacious and open kitchen has plenty of storage and includes a niche that opens into the living and dining areas. The primary bedroom features a large walk-in closet and a 3-piece ensuite. Added features include in-suite washer and dryer, a titled and heated underground parking spot, and a titled storage locker. This well-maintained building is conveniently located near bus stops, Westbrook LRT Station and Shopping Centre, Nicholls Family Library, and Killarney Recreation Centre. This property is ready for immediate possession to move right in and enjoy!