



**307, 1919 31 Street SW  
Calgary, Alberta**

**MLS # A2188888**



**\$349,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Step into this exceptional 2-bedroom, 2-bathroom top-floor unit in the highly sought-after Killarney Grande. This condo features 9-foot ceilings, a bright and functional layout with a warm, inviting atmosphere. The spacious foyer welcomes you inside, leading into the main living space. The large dining room flows seamlessly into the well-appointed kitchen, where ample storage, a breakfast nook, and a functional layout make meal preparation effortless. The oversized living room, bathed in natural light from a wall of windows, offers an airy, open feel and a perfect space to relax or entertain. The west-facing covered balcony offers a great outdoor space in all seasons. The primary bedroom features a walk-in closet and a private 3-piece ensuite, creating a peaceful retreat. The second bedroom offers flexibility, whether for guests, a home office, or additional living space. A full main bathroom sits conveniently nearby. Additional conveniences include an in-suite laundry room with extra storage, a heated underground titled parking stall, and a separate titled storage locker. This pet-friendly building (with approval) also offers guest parking for visitors. Located just steps from Killarney Aquatic Centre, Westbrook LRT Station, shopping, and Nicholls Family Library, this move-in-ready gem offers the perfect blend of comfort, convenience, and vibrant city living.**