

2, 1930 35 Street SW  
Calgary, Alberta

MLS # A2281849



## \$569,900

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Full	<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>	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&hellip;this is your chance to begin home ownership in Killarney. From the moment you step inside, you&rsquo;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&hellip;flowing beautifully into a dining area made for gathering and entertaining. Upstairs, you&rsquo;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&hellip;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&hellip;everything you need is within easy reach. Book your private showing today and come see why this one feels just right..