



**GRASSROOTS**  
REALTY GROUP

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1, 1938 33 Street SW  
Calgary, Alberta

MLS # A2307746



**\$625,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2010 (16 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>	Few Trees, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 250

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Kitchen Island, Skylight(s), Tankless Hot Water

**Inclusions:** n/a

Stop compromising on space! This massive 3-bedroom townhouse in Killarney offers the square footage of a detached home with the ease of condo living. Featuring 4 bathrooms and a fully finished basement, this well-maintained residence is designed for modern life. The main floor boasts an open concept layout that flows from the gourmet kitchen into a sun drenched living room anchored by a classic fireplace. Being a corner unit, you'll enjoy extra privacy and additional windows throughout. Rare self-managed status keeps your monthly condo fees low while maintaining a high standard of care. Pet-friendly and perfectly situated near all the amenities of 17th Ave and Westbrook, plus quick access to transit. Includes garage parking. Move in today and start enjoying one of Calgary's best neighborhoods!