



**GRASSROOTS**  
REALTY GROUP

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2, 1925 35 Street SW  
Calgary, Alberta

MLS # A2318938



**\$529,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape, Private, Rectar		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully maintained two-storey townhouse in the heart of Killarney, offering almost 1,300 sq. ft. of comfortable living space plus a fully developed basement. This rare, self-managed 4-plex boasts incredibly low condo fees of just \$150/month and a healthy reserve fund, making it one of the best values in Calgary's inner city. With a walk score of 85 everything is just minutes away by foot. Location truly doesn't get much better than this—just a 3-minute walk to the Westbrook C-Train Station with quick access to downtown, and steps from Westbrook Mall, Walmart, the public library, coffee shops, restaurants, parks, playgrounds, the Killarney Aquatic & Recreation Centre, and countless everyday conveniences. Inside, you'll find a bright and inviting open-concept layout featuring hardwood floors, central air conditioning, a spacious kitchen with stainless steel appliances and plenty of room for a full-sized dining table, perfect for entertaining family and friends. The sunny west-facing living room is filled with natural light and centered around a cozy gas fireplace. Upstairs offers two generous bedrooms, each with walk-in closets, and an impressive 5-piece cheater ensuite featuring dual vanities, a separate jacuzzi tub and shower, and plenty of space to start and end your day in comfort. The fully developed basement adds valuable living space with room for a recreation area, games room, home gym, or office, along with excellent storage options. Outside, enjoy your private, fully fenced west-facing backyard—perfect for summer evenings, pets, and gardening. A secure enclosed garage provides additional storage, warmth, and convenience year-round. Pet-friendly with board approval, this home combines the benefits of low-maintenance condo living with the feel of a private townhome. Opportunities like this are hard to find—especially

with low fees, a prime transit-oriented location, air conditioning, a developed basement, private yard and garage all in one package. Don't miss your chance to call this exceptional Killarney property home.