



2, 1932 35 Street SW  
Calgary, Alberta

MLS # A2324156



**\$599,900**

<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>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry		

**Inclusions:** Garage Control, Alarm System(as is), Receiver for built in speakers, Tire Rack in Garage

**\*\*Open House Saturday June 27th 12:00-2:00 & Sunday June 28th 11:00-1:00\*\*** Situated in the highly desirable inner-city community of Killarney, this beautifully crafted townhouse combines timeless style, thoughtful design, and an exceptional location. Large windows fill the main floor with natural light, creating a bright and inviting living space. The living room is anchored by a cozy gas fireplace with custom built-ins, while rich hardwood flooring adds warmth throughout. The well-appointed kitchen features granite countertops, stainless steel appliances, a corner pantry, and a generous breakfast bar, flowing seamlessly into the adjoining dining area—perfect for everyday living and effortless entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary retreat features a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a glass shower, and a relaxing jetted tub. The second bedroom is equally well-appointed with its own walk-in closet and private 4-piece ensuite. A convenient upper-level laundry room completes the floor. The fully finished basement extends the living space with a large recreation room, a third bedroom, and a private 3-piece ensuite—ideal for guests, a home office, or growing families. Outside, unwind on your private patio retreat, and enjoy the convenience of a single detached garage. Located in one of Calgary's most sought-after inner-city neighbourhoods, you'll enjoy easy access to the Killarney Aquatic & Recreation Centre, parks, playgrounds, excellent schools, the nearby LRT station, and the shops, cafés, and restaurants along 17th Avenue. Bright, beautifully maintained, and completely move-in ready, this home offers the perfect blend of comfort, style, and walkable urban living. Book your private showing today.