



GRASSROOTS
REALTY GROUP

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2002 35 Street SW
Calgary, Alberta

MLS # A2337408



\$639,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,147 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 271
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional West facing end-unit townhouse in the heart of Killarney, offering the perfect blend of style, functionality, and unbeatable inner-city convenience. With 3 spacious bedrooms, each featuring its own private ensuite, plus a convenient main floor powder room, this beautifully designed home is ideal for professionals, families, or anyone seeking a low-maintenance urban lifestyle. The open-concept main level is flooded with natural light thanks to its desirable west-facing exposure, additional end-unit windows, and impressive 9-foot ceilings on both the main and upper levels that enhance the home's bright and airy feel. The thoughtfully designed floor plan creates an inviting atmosphere for both everyday living and entertaining, with seamless flow between the living room, dining area, and kitchen. Upstairs, each generously sized bedroom provides the comfort and privacy of its own ensuite bathroom, offering a rare and highly desirable layout. The fully finished basement further expands the living space with a separate family room and an additional bedroom featuring a built-in Queen Murphy bed. This versatile space is perfectly suited for guests, a home office, or a dedicated workout area, allowing you to easily adapt the room to fit your lifestyle needs. Step outside and discover your own private backyard retreat. The beautifully designed stone patio features elegant inlaid paving stones, built-in garden boxes and a mature tree, creating a stunning low-maintenance outdoor oasis. Whether you're entertaining friends, enjoying a quiet evening, or tending to your garden, the fully fenced yard offers the perfect combination of beauty, functionality, and privacy. Completing the property is a completely private oversized single detached garage (not shared), providing ample space for parking, storage, bikes, tools, and all your outdoor gear. Located in one of

Calgary's premier inner-city communities, this home is just a 5-minute walk to the CTrain, making downtown commutes quick and convenient. Killarney is known for its tree-lined streets, parks, recreation facilities, and vibrant community atmosphere. Enjoy easy access to the Killarney Aquatic & Recreation Centre, schools, playgrounds, boutique shopping, caf  s, restaurants, and the countless amenities along 17th Avenue SW. With downtown Calgary just minutes away and excellent transit connections, you'll love the balance of neighbourhood charm and urban convenience that Killarney has to offer. This is an exceptional opportunity to own a stylish, move-in-ready home in one of Calgary's most established and desirable inner-city neighbourhoods.