



GRASSROOTS
REALTY GROUP

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1, 1938 33 Street SW
Calgary, Alberta

MLS # A2338517



\$599,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Skylight(s), Tankless Hot Water

Water:	-
Sewer:	-
Condo Fee:	\$ 250
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: n/a

Brand New Flooring and A Lighter Brand New Paint Job will have you 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. New Furnace (2024) New Hot Water on Demand (2024) New Oven (2024) New Fridge (2025) 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!