



GRASSROOTS
REALTY GROUP

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2, 1925 35 Street SW
Calgary, Alberta

MLS # A2341669



\$500,000

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

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

Inclusions: N/A

OPEN HOUSE SATURDAY 1 PM TO 3 PM OCTOBER 17TH.. VACANT, SPOTLESS, AND READY FOR IMMEDIATE OCCUPANCY! This beautifully maintained two-storey townhouse in the heart of Killarney is completely empty, move-in ready, and waiting for you to unlock the door. Offering almost 1,300 sq. ft. of comfortable above-ground living space plus a fully developed basement, this property represents one of the absolute best values in Calgary's inner city. Unlike typical units, this is a rare, self-managed 4-plex that boasts incredibly low condo fees of just \$150/month alongside a healthy reserve fund, giving you total peace of mind and unmatched financial value. Location truly doesn't get better than this. With an exceptional Walk Score of 85, you can leave the car at home and walk to everything you need in minutes. You are a mere 3-minute stroll from the Westbrook C-Train Station for a lightning-fast commute downtown, and just steps from Westbrook Mall, Walmart, the public library, local coffee shops, trendy restaurants, parks, and the Killarney Aquatic & Recreation Centre. Inside, the home welcome you with a bright, open-concept layout loaded with premium features. You will love the rich hardwood floors, central air conditioning for hot summer days, and a spacious kitchen outfitted with stainless steel appliances and enough room for a full-sized dining table. The sun-drenched, west-facing living room is flooded with natural light and features a cozy gas fireplace, making it the perfect spot to unwind. Upstairs, the layout is designed for maximum comfort with two generous bedrooms, each equipped with its own large walk-in closet. They share an impressive 5-piece cheater ensuite that feels like a private spa, complete with dual vanities, a separate shower, and a deep jacuzzi tub. Need more space? The fully developed basement

adds fantastic versatility to the home, serving perfectly as a recreation area, media room, home gym, or quiet office, while still leaving plenty of room for extra storage. The highlights continue outdoors with your own private, fully fenced, west-facing backyard—a rare find that is perfect for hosting summer evenings, gardening, or letting pets play (subject to board approval). Your vehicle will stay safe and warm all winter long in the secure, enclosed garage, which also offers excellent additional storage. Opportunities that combine immediate possession, a private yard, an attached garage, a developed basement, and central A/C with micro-condo fees are virtually non-existent in this market. Don't wait for someone else to snap up this ultimate turn-key property—schedule your viewing today and move in next week!