



GRASSROOTS
REALTY GROUP

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7, 1935 35 Street SW
Calgary, Alberta

MLS # A2348774



\$650,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,552 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

EXTENSIVELY RENOVATED | TURN-KEY TOWNHOME | OVER 1,550 SQ FT OF DEVELOPED LIVING SPACE | CLOSE TO LRT | WALK-IN ONE-CAR GARAGE ON MAIN FLOOR | Welcome to this extensively renovated, move-in-ready townhome offering over 1,550 sq ft of developed living space across three thoughtfully designed levels. Located in the desirable inner-city community of Killarney, offering a sought-after location close to amenities, parks, schools, shopping, restaurants, and downtown Calgary. Updated throughout with a strong focus on quality, functionality, and modern style, this home offers a polished turnkey opportunity in a convenient Calgary location. The beautifully redesigned kitchen is the heart of the home, featuring quartz countertops, custom cabinetry, and a premium appliance package complete with refrigerator, dishwasher, induction range, and built-in microwave. Clean lines, generous storage, and a functional layout make the space equally well suited to everyday living and entertaining. The bathrooms have also been fully updated with custom vanities, modern tile, contemporary fixtures, and refreshed plumbing, creating a cohesive and elevated finish throughout the home. Extensive interior renovations include luxury vinyl plank flooring, new carpet, tile flooring in key areas, fresh paint, updated doors and window casings, and new window coverings. The result is a bright, modern interior that feels fresh, comfortable, and ready to enjoy. Additional upgrades include updated electrical components, new lighting throughout, 15 LED pot lights, air conditioning, and a smart thermostat for added comfort and efficiency. Outdoor living is enhanced by the brand-new main balcony with vinyl decking, providing a great space to relax, entertain, or enjoy warmer days. The functional multi-level layout offers spacious living and dining areas,

comfortable upper-level bedrooms, and a well-appointed primary suite complete with a walk-in closet and ensuite. The main-floor one-car walk-in garage adds everyday convenience, while the nearby LRT connection makes commuting throughout the city easy. With the renovations already completed, this is an excellent opportunity for buyers looking for a stylish, extensively updated home without the time, expense, or disruption of taking on a major renovation themselves. Move in and enjoy.