

**304, 1919 31 Street SW**  
**Calgary, Alberta**

**MLS # A2308304**



**\$354,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 679
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** NA

**TOP FLOOR UNIT | 2 BEDS | 2 BATHS | OVER 1,000 SQFT | UNDERGROUND PARKING + STORAGE LOCKER!** Welcome to this bright and spacious top floor condo in the heart of Killarney, one of Calgary's most desirable inner city communities. Offering over 1,000 square feet of thoughtfully designed living space, this home combines comfort, functionality and an unbeatable location. Soaring 9 foot ceilings, newer vinyl plank flooring and an open concept layout create an inviting atmosphere throughout. A rare find in condo living, this exceptionally spacious dining area offers the perfect setting for entertaining or everyday living; large enough for gatherings with family or friends. Seamlessly open to both the kitchen and living room, the space enhances the home's bright, connected layout while showcasing a view of the iconic Calgary Tower. The generous primary suite easily accommodates a king sized bed and features a walk in closet plus a private ensuite. A well sized second bedroom and additional full bathroom offer excellent flexibility for guests, roommates, or a dedicated home office. Everyday convenience is elevated with in suite laundry, a large in unit storage room, an additional storage locker and secure underground parking. Walk to the Killarney Aquatic & Recreation Centre, nearby LRT access and the endless dining, shopping and entertainment options along vibrant 17th Avenue. With quick connections to Bow Trail and Crowchild Trail, commuting anywhere in the city is seamless. This is an exceptional opportunity to experience inner city living at its finest; where comfort, convenience, and community come together in one remarkable home.