

301, 1919 31 Street SW
Calgary, Alberta

MLS # A2309569



\$359,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	946 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions: NA

Welcome to this beautifully maintained top-floor corner unit in the highly sought after inner city community of Killarney. Offering 2 bedrooms, 2 full bathrooms, and an ideal open concept layout, this quiet and private condo combines comfort, convenience, and modern upgrades in one exceptional package. Featuring upgraded flooring throughout, this bright and inviting home is filled with natural light thanks to its premium corner unit location. The spacious living and dining areas flow seamlessly together, creating the perfect space for entertaining or relaxing after a long day. The well appointed kitchen offers ample cabinetry and functionality, while the thoughtful floor plan separates the bedrooms for added privacy. Enjoy the peace and quiet of top-floor living along with the added bonus of an oversized storage locker perfect for seasonal items, sports equipment, or additional belongings. Situated in the heart of Killarney, you're just minutes from downtown, shopping, restaurants, transit, parks, and all the amenities that make inner city living so desirable. Whether you're a first time buyer, downsizer, or investor, this move-in ready condo is an incredible opportunity to own in one of Calgary's most popular neighbourhoods.