

2, 1925 35 Street SW
Calgary, Alberta

MLS # A2318938



\$529,900

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

VACANT AND IMMEDIATE POSSESSION AVAILABLE. Welcome to this beautifully maintained two-storey townhouse in the heart of Killarney, offering almost 1,300 sq. ft. of comfortable living space plus a fully developed basement. This rare, self-managed 4-plex boasts incredibly low condo fees of just \$150/month and a healthy reserve fund, making it one of the best values in Calgary's inner city. With a walk score of 85 everything is just minutes away by foot. OPEN HOUSE SATURDAY 1PM TO 3PM AUGUST 29TH. Location truly doesn't get much better than this—just a 3-minute walk to the Westbrook C-Train Station with quick access to downtown, and steps from Westbrook Mall, Walmart, the public library, coffee shops, restaurants, parks, playgrounds, the Killarney Aquatic & Recreation Centre, and countless everyday conveniences. Inside, you'll find a bright and inviting open-concept layout featuring hardwood floors, central air conditioning, a spacious kitchen with stainless steel appliances and plenty of room for a full-sized dining table, perfect for entertaining family and friends. The sunny west-facing living room is filled with natural light and centered around a cozy gas fireplace. Upstairs offers two generous bedrooms, each with walk-in closets, and an impressive 5-piece cheater ensuite featuring dual vanities, a separate jacuzzi tub and shower, and plenty of space to start and end your day in comfort. The fully developed basement adds valuable living space with room for a recreation area, games room, home gym, or office, along with excellent storage options. Outside, enjoy your private, fully fenced west-facing backyard—perfect for summer evenings, pets, and gardening. A secure enclosed garage provides additional storage, warmth, and convenience year-round. Pet-friendly with board approval, this home combines the benefits of

low-maintenance condo living with the feel of a private townhome. Opportunities like this are hard to find—especially with low fees, a prime transit-oriented location, air conditioning, a developed basement, private yard and garage all in one package. Don't miss your chance to call this exceptional Killarney property home.