

2, 1932 35 Street SW
Calgary, Alberta

MLS # A2324156



\$574,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry		

Inclusions: Garage Control, Alarm System(as is), Receiver for built in speakers, Tire Rack in Garage

****Open House Sunday August 23rd 11:00-1:00**** Situated in the highly desirable inner-city community of Killarney, this beautifully crafted townhouse combines timeless style, thoughtful design, and an exceptional location. Large windows fill the main floor with natural light, creating a bright and inviting living space. The living room is anchored by a cozy gas fireplace with custom built-ins, while rich hardwood flooring adds warmth throughout. The well-appointed kitchen features granite countertops, stainless steel appliances, a corner pantry, and a generous breakfast bar, flowing seamlessly into the adjoining dining area—perfect for everyday living and effortless entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary retreat features a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a glass shower, and a relaxing jetted tub. The second bedroom is equally well-appointed with its own walk-in closet and private 4-piece ensuite. A convenient upper-level laundry room completes the floor. The fully finished basement extends the living space with a large recreation room, a third bedroom, and a private 3-piece ensuite—ideal for guests, a home office, or growing families. Outside, unwind on your private patio retreat, and enjoy the convenience of a single detached garage. Located in one of Calgary's most sought-after inner-city neighbourhoods, you'll enjoy easy access to the Killarney Aquatic & Recreation Centre, parks, playgrounds, excellent schools, the nearby LRT station, and the shops, cafés, and restaurants along 17th Avenue. Bright, beautifully maintained, and completely move-in ready, this home offers the perfect blend of comfort, style, and walkable urban living. Book your private showing today.