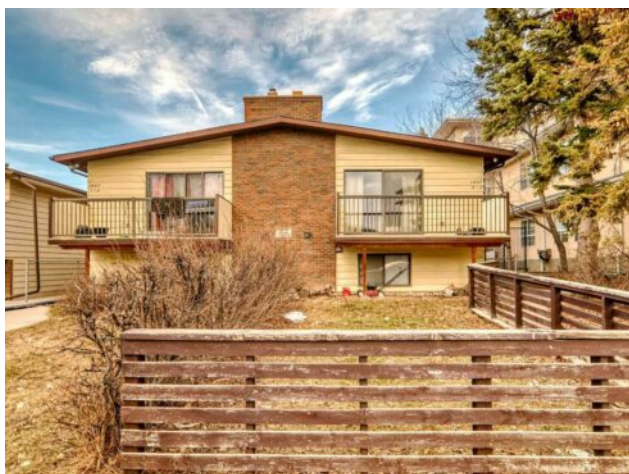


3, 1927 31 Street SW
Calgary, Alberta

MLS # A2205385



\$359,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	569 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 25
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: None

Exceptional value located in the heart of Calgary's inner-city community of Killarney. This 2 bed, 1.5 bath townhome is a perfect addition to your investment portfolio or first time homebuyers alike. A functional layout offers a large living space, kitchen, dining, 2 pc bath & laundry room on your main floor. The lower level offers two bedrooms, each with their own walk in closet, a 4 pc bathroom, mechanical room and storage area. Bonus rear balcony & fenced yard space, with assigned parking and paved alleyway. Situated just off of 17 AVE, walking distance to parks, playgrounds, Westbrook Shopping Centre & LRT, and the Killarney Aquatic & Recreation Centre. This self-managed complex has extremely low condo fees of only \$25/month. A great opportunity to get into the housing market in a fantastic community.