

\$584,900 - 4, 1935 35 Street Sw, Calgary

MLS® #A2125725

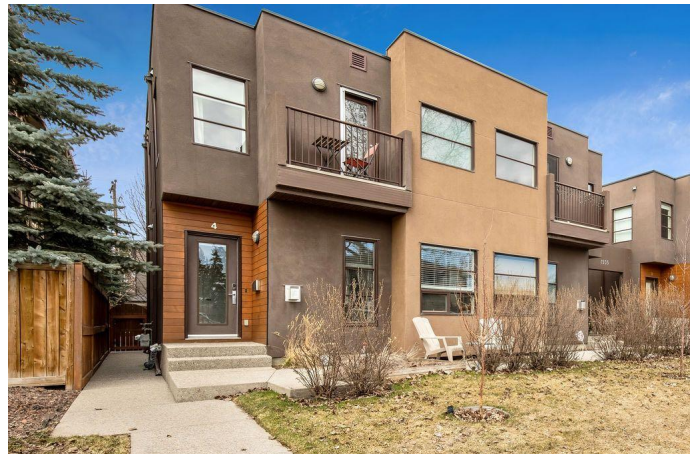
\$584,900

2 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

WONDERFUL INNER CITY LOCATION - A bright and spacious floor plan await you at this wonderful 2 BEDROOM/2.5 BATH Killarney townhome. Stunning curb appeal at first glance as the contemporary exterior features stucco finishing with a flat roof and front patio area. Upon entering the main floor, you are welcomed to an open concept plan, great size living area with lovely gas fireplace and mantle. The main level is anchored with a GRANITE ISLAND and bank of WOOD CABINETRY with abundant storage and stainless steel appliances, ideal for your culinary ventures and entertainment. The adjacent dining area features access to the patio making indoor/outdoor life seamless. The yard offers WEST exposure, boasting afternoon SUNSHINE, perfect for summer gatherings. Functionality continues on the upper level with two bedrooms, both generous in size, and upper floor washer and dryer. The primary bedroom features large WALK-IN CLOSET, a PRIVATE BALCONY and stunning 4-PIECE ENSUITE with a SOAKER TUB and GREAT SHOWER. The second bedroom also includes a 4-PIECE ENSUITE. The lower level is finished with a generous family room, nook for all exercise equipment or office, and a beautiful BAR with FRIDGE, WINE COOLER and TWO BEER TAPS - perfect for two pony kegs or a full size GUINNESS KEG. The basement offers ample storage space though can be converted to a recreation room with 3rd bedroom and full bath. A SINGLE DETACHED



GARAGE (shared garage) compliments the home. In a vibrant location steps away from 17th Avenue, restaurants and the West LRT Station, and minutes away from downtown Calgary. Duplex like living with only one attached neighbour at a townhome price. Book your viewing today!

Built in 2008

Essential Information

MLS® #	A2125725
Price	\$584,900
Sold Price	\$601,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4, 1935 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X4

Amenities

Amenities	None
Parking Spaces	1
Parking	Common, Garage Faces Rear, Single Garage Detached

Interior

Interior Features	Bar, Bathroom Rough-in, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan
Appliances	Bar Fridge, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Other
Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting, Rectangular Lot
Roof	Membrane
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 3rd, 2024
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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