

\$540,000 - 7, 1935 35 Street Sw, Calgary

MLS® #A2129853

\$540,000

2 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this inner city townhome located right in the heart of Killarney! Enter the front door and follow the elegant wide plank, walnut-engineered hardwood floors into the main level flex space, providing a customizable area to suit your needs. Ascend to the 2nd level to find a sun-filled open floor plan with a modern kitchen that features a breakfast bar, granite countertops, maple cabinetry, gas stove, and subway tile. Adjacent is a large dining area, followed by a comfortable living room warmed by a gas fireplace. This floor provides access out to a large balcony to enjoy a BBQ and a space to relax. The 2nd level also offers a convenient 2-piece bathroom. Upstairs, the primary bedroom features its own private balcony, while giving you the luxury of a stylish 4-piece ensuite, that includes a soaker tub, separate shower as well as a walk-in closet complete with built-in storage. The 2nd bedroom also has the convenience of its own ensuite bathroom with a glass shower. Laundry is a breeze as it is situated in between both bedrooms. This townhouse boasts a gorgeous courtyard-style entrance, as well as a low-maintenance landscape, all while situated near a plethora of shops, restaurants and steps to the LRT station. Ideal for an active lifestyle, you can walk/bike to the Bow River, and find easy access to downtown, Shaganappi Golf Course, Killarney Pool, LRT station, and so much more. Come experience this truly unbeatable location, and book a



showing today!

Built in 2008

Essential Information

MLS® #	A2129853
Price	\$540,000
Sold Price	\$539,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	7, 1935 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X4

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 30th, 2024
Days on Market	22
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.