

1925 35 Street Calgary Alberta

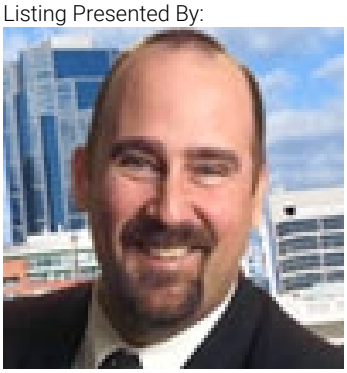
$500,000

VACANT, SPOTLESS, MOVE-IN READY AND AVAILABLE FOR IMMEDIATE POSSESSION! Looking for exceptional value in Calgary's inner city? This could be the one you've been waiting for! Welcome to this beautifully maintained two-storey townhouse in the heart of Killarney, offering almost 1,300 sq. ft. of above-ground living space PLUS a fully developed basement. Even better, this rare self-managed 4-plex comes with incredibly low condo fees of just $150 per month and a healthy reserve fund. That's an outstanding combination that's getting harder and harder to find!The location is fantastic! With a Walk Score of 85, you can leave the car at home and enjoy everything this sought-after neighbourhood has to offer. Just a 3-minute walk to the Westbrook C-Train Station, with easy access to downtown, Westbrook Mall, Walmart, the library, coffee shops, restaurants, parks and the Killarney Aquatic & Recreation Centre.Step inside and you'll appreciate the bright, welcoming layout, rich hardwood flooring and central air conditioning. The spacious kitchen features stainless steel appliances and plenty of room for a full-sized dining table. The sunny, west-facing living room is the perfect place to relax, complete with a cozy gas fireplace and plenty of natural light.Upstairs you'll find two generous bedrooms, EACH with its own walk-in closet, plus an impressive 5-piece cheater ensuite featuring dual vanities, a separate shower and a relaxing jacuzzi tub. The fully developed basement provides even more living space - ideal for a family room, home theatre, workout area, home office or whatever suits your lifestyle.And there's more! Enjoy your own private, fully fenced, west-facing backyard - perfect for summer barbecues, gardening or simply relaxing outdoors. Your vehicle will be protected from the elements in the secure, enclosed garage, with additional room for storage.Think about everyth...

Recreational, Games room 24.83 Ft x 19.17 Ft
Kitchen 11.50 Ft x 9.50 Ft
Living room 20.92 Ft x 16.58 Ft
Dining room 11.50 Ft x 5.50 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft
4pc Bathroom 12.17 Ft x 8.67 Ft
Primary Bedroom 16.58 Ft x 12.50 Ft
Bedroom 14.33 Ft x 9.67 Ft

Listing Presented By:



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