

# \$349,000 - 3, 1927 31 Street Sw, Calgary

MLS® #A2205385

## \$349,000

2 Bedroom, 2.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

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.

Built in 1976

## Essential Information

MLS® #	A2205385
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	569
Acres	0.00



Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	3, 1927 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M8

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Animal Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Paved
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	50
Zoning	M-C1

### **Listing Details**

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