

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

MLS® #A2205385

## \$349,000

2 Bedroom, 2.00 Bathroom, 569 sqft

Residential on 0.00 Acres

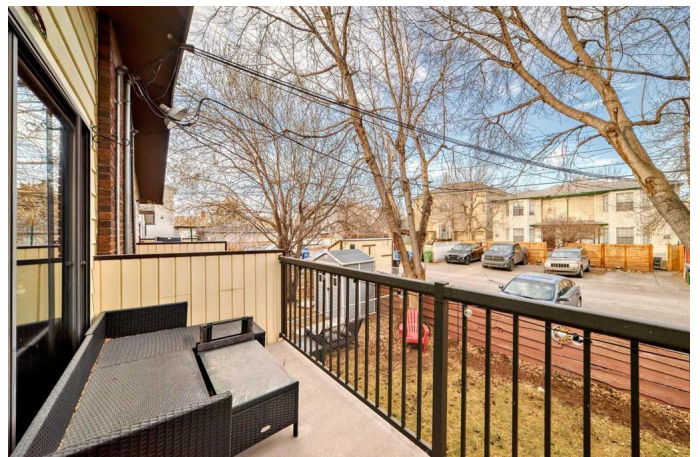
Killarney/Glengarry, Calgary, Alberta

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	51
Zoning	M-C1

### Listing Details

Listing Office

RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.