

# \$375,000 - 3, 1927 31 Street Sw, Calgary

MLS® #A2205385

## \$375,000

2 Bedroom, 2.00 Bathroom, 569 sqft  
Residential on 0.00 Acres

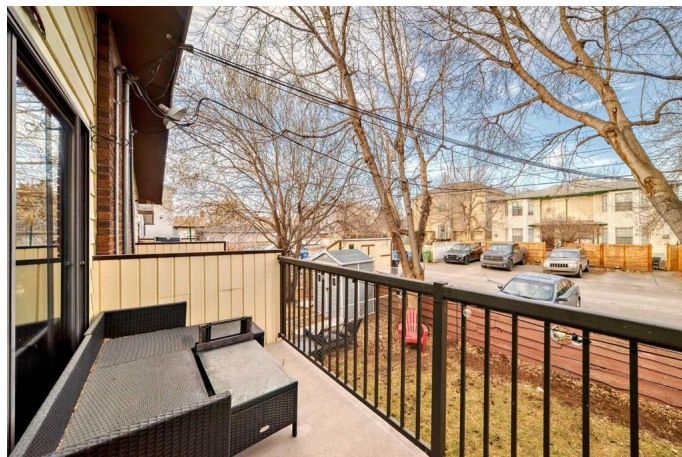
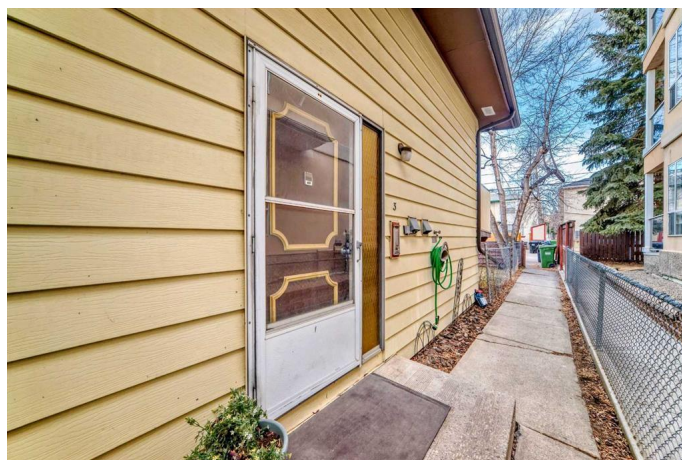
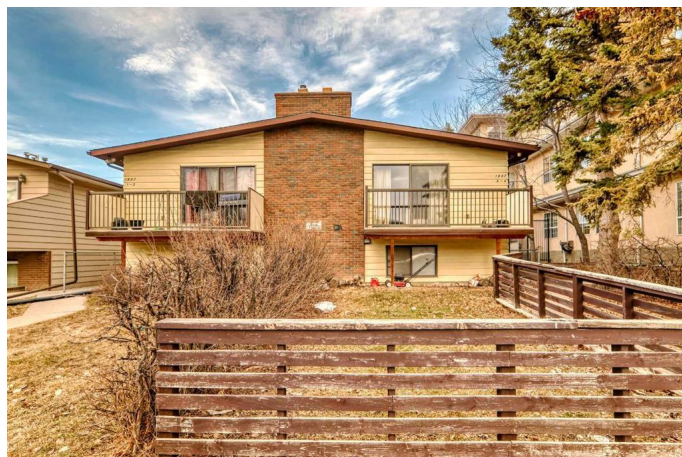
Killarney/Glengarry, Calgary, Alberta

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          | \$375,000 |
| 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 | 18               |
| Zoning         | M-C1             |

### **Listing Details**

Listing Office

RE/MAX Real Estate (Central)

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