

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

MLS® #A2205385

## \$375,000

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

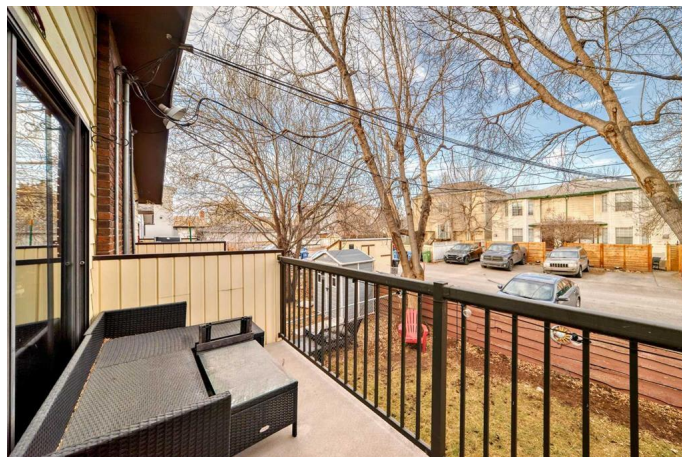
Killarney/Glengarry, Calgary, Alberta

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 | 14               |
| 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.