

# \$599,900 - 1, 1930 31 Street Sw, Calgary

MLS® #A2223491

**\$599,900**

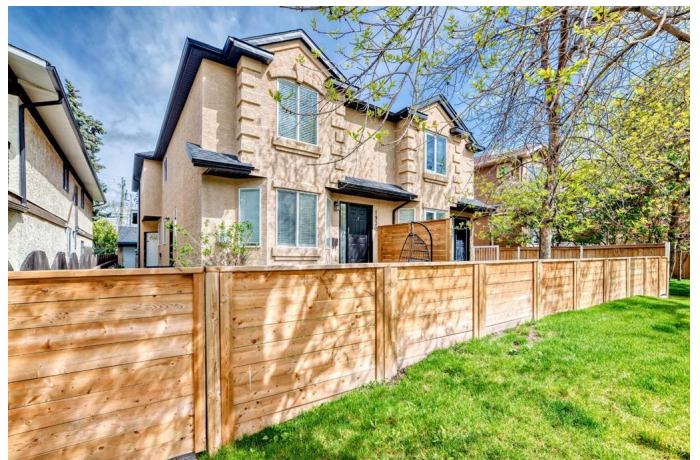
2 Bedroom, 3.00 Bathroom, 1,271 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Experience the Best of Inner-City Living in This Charming Two-Bedroom Home in Killarney! Welcome to a lifestyle of comfort, convenience and modern charm in the heart of one of Calgary's most sought-after inner-city communities. Perfectly situated just minutes from downtown, this beautiful townhome in Killarney puts you steps away from vibrant amenities, trendy shops, dining hotspots, public transit and everyday essentials.

Step inside to discover a bright and inviting living space, where large windows bathe the spacious living room in natural light. The thoughtfully designed kitchen features stainless steel appliances, abundant cabinetry, quartz countertops and a cozy dining nook. Both bedrooms are generously sized retreats offering walk-in closets for optimal storage, while the spa-inspired full bathroom adds a touch of luxury with a rejuvenating jetted tub, a separate glass-enclosed shower and a skylight that floods the space with sunshine. Downstairs, a fully finished basement extends your living space, ideal for a home office, recreation room or guest suite. Outside, enjoy a beautifully landscaped front yard and a detached garage that offers secure, all-season parking with additional storage. Don't miss your chance to own this fantastic inner-city gem. Schedule your viewing today!



Built in 2000

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223491      |
| Price          | \$599,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,271         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 1930 31 Street Sw |
| Subdivision | Killarney/Glengarry  |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1X 0P4              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Jetted Tub, Quartz Counters, Skylight(s), Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Yard  |
| Lot Description   | Back Lane, Front Yard, Garden, Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 19             |
| Zoning         | RM-4           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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