

1919 31 Street #307, Calgary T3E 2M8

MLS®#: **A2160162** Area: **Killarney/Glengarry** Listing Date: **08/22/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **948**
 Low Sqft:
 Ttl Sqft: **948**

Heated Garage, Parkade, Stall, Titled, Underground

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Elevator, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`0" x 9`0"	Breakfast Nook	Main	4`0" x 4`0"
Living Room	Main	19`0" x 12`0"	Dining Room	Main	8`0" x 8`0"
Foyer	Main	5`11" x 4`8"	Bedroom - Primary	Main	14`3" x 9`11"
Walk-In Closet	Main	7`2" x 6`5"	3pc Ensuite bath	Main	7`11" x 5`2"
Bedroom	Main	10`11" x 8`5"	4pc Bathroom	Main	9`4" x 4`11"
Laundry	Main	8`10" x 5`7"			

Legal/Tax/Financial

Condo Fee:
\$582

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0011461**

Remarks

Pub Rmks: **This exceptional top-floor unit at Killarney Grande offers one of the largest 2-bedroom and 2-bathroom floor plans in the building and features 9-foot ceilings. In addition to a large west-facing covered balcony, the unit is flooded with natural sunlight from a wall of windows. The spacious and open kitchen has plenty of storage and includes a niche that opens into the living and dining areas. The primary bedroom features a large walk-in closet and a 3-piece ensuite. Added features include in-suite washer and dryer, a titled and heated underground parking spot, and a titled storage locker. This well-maintained building is conveniently located near bus stops, Westbrook LRT Station and Shopping Centre, Nicholls Family Library, and Killarney Recreation Centre. This property is ready for immediate possession to move right in and enjoy!**

Inclusions:
Property Listed By: **N/A
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





