



**1, 1930 35 Street SW, Calgary, Alberta - \$574,900**



Main Photo

## Property Description

Tucked away on a serene, tree-lined street in Killarney, this beautifully crafted townhouse offers striking curb appeal and timeless style. The main floor is filled with natural light from full-height windows and features a sleek tiled gas fireplace framed with custom built-ins in the living room. The kitchen showcases richly stained cabinetry, granite countertops, stainless steel appliances, a corner pantry, and a generous breakfast bar. The adjoining dining area adds warmth and character with designer wallpaper accents, creating the perfect space for hosting meals with friends or family. Upstairs, you'll find two private primary suites, one with a spa-inspired 5-piece ensuite including dual vanities, heated floors, a glass shower, and a jetted tub, and the other with its own 4-piece ensuite and walk-in closet. A convenient laundry room completes this level. The fully finished lower level expands the living space with a large rec room, an additional bedroom, and a private 3-piece ensuite. Outside, enjoy a welcoming front patio and the convenience of a single detached garage. All of this is set within the vibrant community of Killarney,

offering easy access to the Killarney Aquatic & Recreation Centre, parks, playgrounds, Westbrook Mall, 17th Avenue dining, excellent schools, the nearby LRT station, and major routes for seamless connectivity.

**REALTOR Referral**

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