



\$ 439,900.00

## 6 1935 35 STREET SW CALGARY

<https://paulbrinton.com>

Bright, Open, Modern with ATTACHED GARAGE, a fantastic inner-city location and a short walk to 17th Ave & LRT station. Enjoy the benefits of inner-city living with proximity to all the restaurants, pubs and cafes of 17th combined with easy access to downtown. Inner courtyard unit with huge west facing...

- 2 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1158507

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 2008

**Parking:** Enclosed, Garage Door Opener, Secured, Single Garage Attached

**Post Updated:** 2021-11-01 11:24:06

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/01/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Parking, Roof Deck, Secured Parking, Snow Removal, Storage, Trash

**Community Features:** Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Separate Entrance, Walk-In Closet(s)

**Roof Type:** Membrane

**Total Parking:** 1

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Fireplace Features:** Gas, Living Room

**Exterior Features:** Courtyard, Private Entrance

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane, Lawn, Low Maintenance Landscape, Landscaped

**Heating Type:** Forced Air, Natural Gas



## PROPERTY INFORMATION

**Basement:** See Remarks

**Laundry features:** In Unit, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 6

**Suite:** No

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Killarney/Glengarry

**Restrictions:** None Known,Pets Allowed

**Levels:** Three Or More

**Zoning:** M-C1

**List Price Square Foot:** \$ 312.43

**Photo Count:** 37

**Unit Exposure:** S,W

**Construction Materials:** Stucco

**Foundation:** Slab

**Living Area SF:** 1408.00

**Structure Type:** Five Plus

