2 1925 35 Street SW

Calgary | Active | MLS® A2341669

$500,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1995**	**1,291.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

VACANT, SPOTLESS, MOVE-IN READY AND AVAILABLE FOR IMMEDIATE POSSESSION! Looking for exceptional value in Calgary's inner city? This could be the one you've been waiting for! Welcome to this beautifully maintained two-storey townhouse in the heart of Killarney, offering almost 1,300 sq. ft. of above-ground living space PLUS a fully developed basement. Even better, this rare self-managed 4-plex comes with incredibly low condo fees of just $150 per month and a healthy reserve fund. That's an outstanding combination that's getting harder and harder to find!

The location is fantastic! With a Walk Score of 85, you can leave the car at home and enjoy everything this sought-after neighbourhood has to offer. Just a 3-minute walk to the Westbrook C-Train Station, with easy access to downtown, Westbrook Mall, Walmart, the library, coffee shops, restaurants, parks and the Killarney Aquatic & Recreation Centre.

Step inside and you'll appreciate the bright, welcoming layout, rich hardwood flooring and central air conditioning. The spacious kitchen features stainless steel appliances and plenty of room for a full-sized dining table. The sunny, west-facing living room is the perfect place to relax, complete with a cozy gas fireplace and plenty of natural light.

Upstairs you'll find two generous bedrooms, EACH with its own walk-in closet, plus an impressive 5-piece cheater ensuite featuring dual vanities, a separate shower and a relaxing jacuzzi tub. The fully developed basement provides even more living space - ideal for a family room, home theatre, workout area, home office or whatever suits your lifestyle.

And there's more! Enjoy your own private, fully fenced, west-facing backyard - perfect for summer barbecues, gardening or simply relaxing outdoors. Your vehicle will be protected from the elements in the secure, enclosed garage, with additional room for storage.

Think about everything you're getting: Inner-city convenience, almost 1,300 sq. ft. above grade, a developed basement, private backyard, enclosed garage, central A/C, immediate possession and condo fees of only $150 per month!

IT'S VACANT, IT'S SPOTLESS, AND IT'S READY FOR YOU! Opportunities like this don't come along every day. Come see the value for yourself before someone else gets the keys!

Don't miss it!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2341669
Bedrooms	2
Bathrooms	2
Year Built	1995
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,291.84 sq. ft.
Main Level Finished Area:	644.67 sq. ft.
Upper Level Finished Area:	647.17 sq. ft.
Below Grade Finished Area:	435 sq. ft.
Condo Fee:	$150.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions, Trash
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1995 (Age: 31)
Bedrooms:	2 (Above Grd: 2)

Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9510758
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest

Condo Name:	Z-name Not Listed
Community:	Killarney/Glengarry
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'6" × 9'6" ·
Main Floor	Living Room · 20'11" × 16'7" ·
Main Floor	Dining Room · 11'6" × 5'6" ·
Upper Level	Bedroom - Primary · 16'7" × 12'6" ·
Upper Level	Bedroom · 14'4" × 9'8" ·
Basement	Game Room · 24'10" × 19'2" ·
Title to Land:	Fee Simple
Community Features:	Pool, Schools Nearby, Shopping Nearby
Interior Features:	Double Vanity, No Smoking Home, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Enclosed
Lot Features:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-1925-35-street-sw-calgary-a2341669/

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