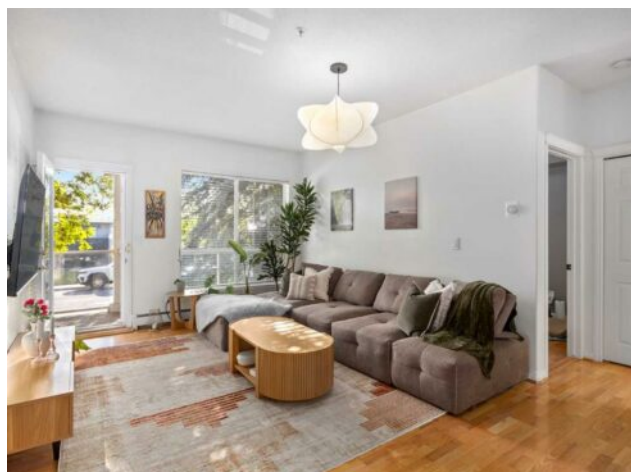


**104, 1919 31 Street SW
Calgary, Alberta**

MLS # A2255433



\$389,000

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,005 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: TV Mount

**** OPEN HOUSE SUNDAY, SEPTEMBER 14TH: 1-3PM ** 2 BEDS 2 BATHS | 1005 SQFT | UNDERGROUND PARKING & STORAGE LOCKER | MAIN LEVEL |** Welcome to this bright and spacious main floor condo in the heart of Killarney, one of Calgary's most sought-after inner-city communities. Offering over 1000 SQFT of thoughtfully designed living space, this home feels open and inviting with 9 ft ceilings and a thoughtfully designed layout. The primary suite easily accommodates a king bed and features an ensuite and walk-in closet, while the second bedroom and full bath provide flexibility for guests, roommates, or a home office. Life is made easier with in-suite laundry and a large storage room in-unit, plus an additional storage locker and secure underground parking. Set within a well-managed and meticulously maintained complex, this home combines comfort with peace of mind. Living in Killarney means being surrounded by tree-lined streets, great schools, and a peaceful neighbourhood with a strong sense of community - all just minutes from downtown. The Killarney Aquatic & Rec Centre and LRT are a short walk away and steps to 17th Ave means endless dining, shopping, and entertainment. With easy access to Bow Trail and Crowchild Trail, commuting anywhere in the city is effortless. This is your opportunity to enjoy comfort, convenience and community all in a vibrant neighbourhood that truly has it all.