

**6, 1909 28 Street SW  
Calgary, Alberta****MLS # A2256535****\$359,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	374 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 327
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	MU-1 f4.5h23
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Open Floorplan		

**Inclusions:** N/A

Welcome home to the desirable community of Killarney! Perfect for the first-time buyer or the savvy investor looking for a high cash flowing investment. This cozy townhouse has been fully upgraded throughout. Located just off 17th Ave SW, 5 blocks to the LRT, and minutes to Mount Royal University and the city core is this charming townhouse which offers 715sq.ft of total living space. The main floor has a nice open plan and features gleaming hardwood floors, a rare wood burning fireplace and recess lighting to set the ambiance. The kitchen boasts granite counter tops, pantry, stainless-steel appliances, and beautiful shaker cabinetry. The lower level is complete with a massive primary bedroom, large closet and laundry room. The four-piece bath has been modestly updated. Adjacent the primary is a secondary bedroom with a good size storage closet. Roof was just replaced in 2021. Close to Downtown, Shopping Restaurants, coffee shops, and much more. Tenanted with lease ending October 15 2025 and hoping to stay if possible. Don't miss this opportunity!