

1, 1936 36 Street SW
Calgary, Alberta

MLS # A2175450



\$625,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: NA

Experience inner-city living in this 3-bedroom, 2.5-bathroom front unit townhome in the sought-after community of Killarney. Built in 2012, this home offers over 1,800 sq. ft. of thoughtfully designed living space with modern finishes throughout. The bright, open-concept main level features updated stainless steel appliances and a large kitchen island with quartz countertops, perfect for entertaining. A built-in office nook provides the ideal space for working from home. Upstairs, you'll find two spacious bedrooms, including the primary suite with a walk-in closet and a full 5pc Jack & Jill ensuite. The fully finished basement includes a large rec room, third bedroom, and full bathroom—ideal for guests or extra living space. Enjoy the west-facing courtyard patio, perfect for relaxing in the evening sun. The home comes with one garage stall and is part of a well-managed condo board. Located close to schools, parks, transit, and 17th Ave amenities, this home offers both convenience and comfort. Book your showing today and discover everything this fantastic property has to offer!