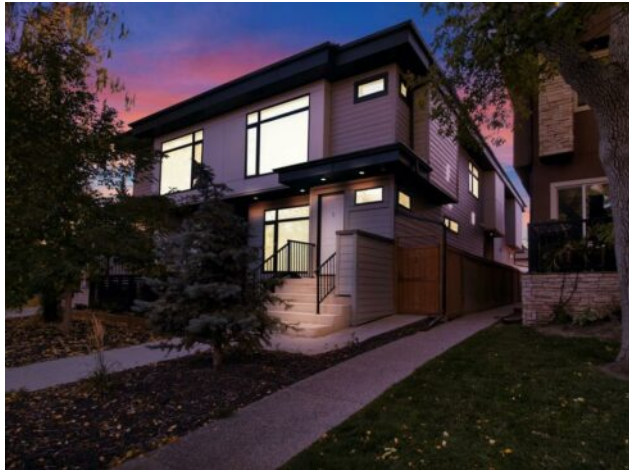


2, 1929 36 Street SW
Calgary, Alberta

MLS # A2168500



\$675,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: *

Stunning newer townhome in the highly sought-after inner-city community of Killarney! Nestled on a quiet street, this property is just a short walk from the LRT, shopping, and restaurants—everything you need within minutes! Offering loads of finished living space, this home features 3 spacious bedrooms, each with its own ensuite. The bright and open main floor boasts high, flat painted ceilings and is flooded with natural light from large west-facing windows and a skylight. Wide plank hardwood flooring flows seamlessly through the generous kitchen, dining, and living areas. Upstairs, the serene primary suite is adorned with elegant window coverings, a fantastic walk-in closet, and a luxurious 5-piece ensuite. An additional bedroom with an ensuite and a convenient laundry room complete the upper level. The fully developed lower level is perfect for guests or roommates, featuring a large bedroom with a full bathroom. Enjoy summer BBQs in your private west-facing courtyard. This home includes a single detached garage and permitted parking for you and your visitors. A fantastic home in a prime location offering incredible value—don't miss this opportunity! Book your showing today!