

1, 1934 36 Street SW
Calgary, Alberta

MLS # A2169662



\$664,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Treed		

Heating: High Efficiency, Forced Air

Water: -

Floors: Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 350

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan

Inclusions: N/A

Open House Sunday October 27th: 2:00 to 4:00pm. This is a gorgeous 1725ft² townhome located in the mature community of Killarney. Nothing about this unit is builder grade! Custom cabinetry and built-ins throughout the home. On the main floor you will find the perfect layout for entertaining. Featuring an open floor plan, gas stove, wine fridge, built-in pantry, gas fireplace and ceiling-to-floor windows! Upstairs is a beautiful primary bedroom with coffered ceilings and a 5-piece ensuite with IN-FLOOR HEAT! Perfect for those cool mornings. In the second bedroom you will find an extensive built-in desk and workspace, perfect for your work-from-home needs. The basement features an expansive recreation room, 4-piece bathroom, bedroom and ample storage. This home is located only a 10 minute walk to the LRT Station making those daily commutes a breeze. Additionally you are a short walk from parks, grocery, entertainment (Aussie Rules and Waterloo for live music), Lukes Drug mart, schools and Mount Royal. You will be excited to call this home!