

2, 1930 36 Street SW
Calgary, Alberta

MLS # A2276885



\$629,900

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|------------------|---|---------------|-------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,301 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|--------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 250 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: WINDOW AIR CONDITIONER

Well maintained, modern, and quiet 2-storey townhome offering nearly 2,000 sq ft of developed living space in the heart of Killarney. This 3-bedroom, 3.5-bath home features 2 bedrooms up and 1 down. The primary bedroom offers high ceilings, double sinks, a spacious shower, and walk-in closet. The second upstairs bedroom includes its own ensuite, plus convenient second-floor laundry. Fully developed basement with a large third bedroom, 4-piece bathroom, and second living room—ideal for guests or a home office. Recent updates include new flooring, fresh paint, and updated light fixtures. Features include a double-sided fireplace between the living and dining rooms, quartz countertops, gas range, stainless steel appliances, and ample storage. Low condo fees, single detached garage, and an excellent inner-city location—just a 3-minute walk to the LRT for an easy commute downtown, with quick access to 17 Ave, Crowchild Trail, transit, and local amenities.