

1, 1925 36 Street SW
Calgary, Alberta

MLS # A2277837



\$559,000

Division: Killarney/Glengarry

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,165 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 3 **Baths:** 3 full / 1 half

Garage: Single Garage Attached

Lot Size: -

Lot Feat: Front Yard, Landscaped, Level

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 409

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings

Inclusions: Washer, Dryer, Microwave hood fan, dishwasher, Refrigerator

Well maintained and ideally located, this stylish townhome is set in the heart of the highly desirable community of Killarney, just steps from shopping, restaurants, schools, recreation centres, and the LRT. Offering approximately 1,165 sq. ft. of thoughtfully designed living space, this home combines inner-city convenience with everyday comfort. The open-concept main floor is bright and functional, perfect for both daily living and entertaining. Upstairs features two spacious bedrooms, each with its own private ensuite, providing excellent separation and privacy. The fully developed basement adds valuable living space with a family room, home office area, third bedroom, and a full bathroom. Additional highlights include central air conditioning, a detached single garage, and a rare front deck and yard space. Recent updates include new dishwasher, refrigerator, washer, and dryer. A fantastic opportunity to own a move-in-ready home in one of Calgary's most sought-after inner-city neighbourhoods.