

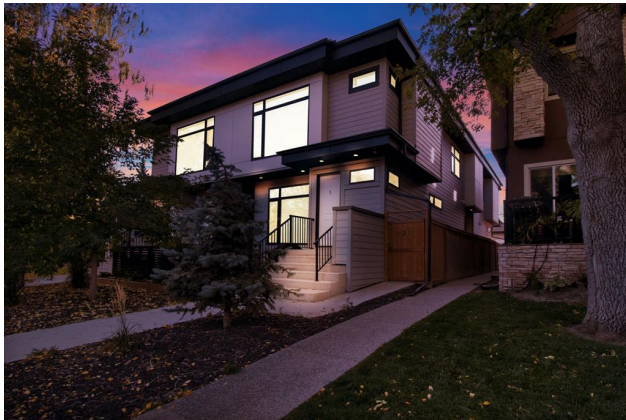


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1929 36 Street #2, Calgary T3E 2Y8**

MLS® #: **A2168500** Area: **Killarney/Glengarry** Listing Date: **09/27/24** List Price: **\$675,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2019** Abv Sqft: **1,474**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **1,474**  
 Lot Shape:

DOM

**55**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air** **Cement Fiber Board,Composite Siding**  
 Sewer: Flooring:  
 Ext Feat: **Uncovered Courtyard** **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 11`7"	Kitchen	Main	15`11" x 12`7"
Dining Room	Main	7`11" x 7`6"	2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Second	17`8" x 12`8"	Bedroom	Second	13`10" x 11`6"
5pc Ensuite bath	Second	11`9" x 8`9"	4pc Ensuite bath	Second	7`8" x 5`1"
Laundry	Second	7`9" x 5`9"	Family Room	Lower	14`6" x 13`4"
Bedroom	Lower	13`7" x 13`2"	4pc Ensuite bath	Lower	7`9" x 4`11"
Storage	Lower	12`11" x 5`5"			

Condo Fee:  
**\$220**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **2110789**

Remarks

Pub Rmks: **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!**

Inclusions:  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



