



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
Year Built: 2019
Finished Floor Area: 1,474
Lot Information: Lot Sz Ar: 5,995 sqft, Ttl Sqft: 1,474

DOM

21
Layout
Beds: 3 (2 1)
Baths: 3.5 (3 1)
Style: 2 Storey

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

Parking

Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Uncovered Courtyard
Construction: Cement Fiber Board, Composite Siding
Flooring: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedrooms, Bathrooms, Laundry, and Storage with their respective levels and dimensions.

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











