



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1934 36 Street #1, Calgary T3E2Y9**

MLS®#: **A2169662** Area: **Killarney/Glengarry** Listing Date: **10/03/24** List Price: **\$649,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2012**

Lot Information

Lot Sz Ar: **Finished Floor Area**  
 Lot Shape: **Abv Sqft: 1,175**  
**Low Sqft:**  
**Ttl Sqft: 1,175**

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Treed**  
 Park Feat: **Single Garage Attached**

DOM

**48**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 6`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`6" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`9" x 16`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`0" x 9`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`3" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 12`3"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`6" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 11`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>3`11" x 21`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`10" x 6`7"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$350**

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

Zoning:  
**M-C1**

Legal Desc: **1312709**

Remarks

Pub Rmks: **Open House Saturday November 17th: 2:00 to 4:00pm. This is a gorgeous 1725ft<sup>2</sup> 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!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Solutions**

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









