



THE
A-TEAM

**RE/MAX
FIRST**

1934 36 Street #1, Calgary T3E2Y9

MLS®#: **A2169662** Area: **Killarney/Glengarry** Listing Date: **10/03/24** List Price: **\$684,900**
 Status: **Active** County: **Calgary** Change: **None** 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

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

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1312709**

Remarks

Pub Rmks: **Open House Sunday October 13th: 12:00 to 2:00pm. This is a gorgeous 1725ft² 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









