

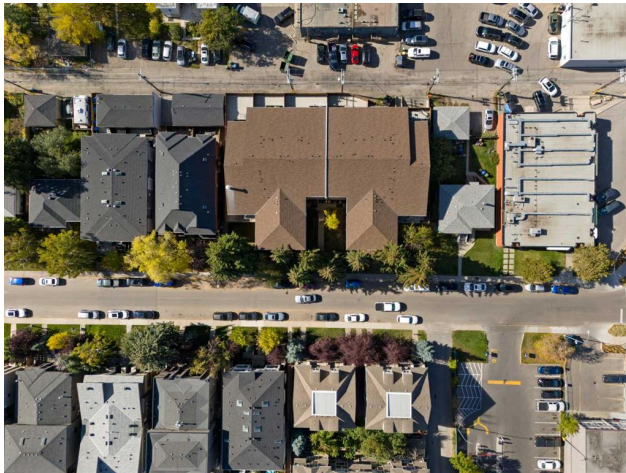


THE
A-TEAM

**RE/MAX
FIRST**

1919 36 Street #312, Calgary T3E2Y8

MLS® #: **A2172282** Area: **Killarney/Glengarry** Listing Date: **10/10/24** List Price: **\$225,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **696**
Low Sqft:
Ttl Sqft: **696**

DOM

42
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Stall,Underground

Utilities and Features

Roof: **Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Track Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`7" x 8`11"
Laundry	Main	5`6" x 3`10"
Kitchen	Main	7`3" x 6`8"
4pc Bathroom	Main	10`4" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	13`0" x 8`10"
Living Room	Main	13`4" x 11`7"
Dining Room	Main	8`4" x 6`8"

Legal/Tax/Financial

Condo Fee:
\$610

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9510264**

Remarks

Pub Rmks: **?? Charming Top-Floor 1-Bedroom Condo with Den - Prime Location Near Westbrook Mall! Address: Unit 312, 1919 36 St SW, Calgary, AB, T3E 2Y8 Price: \$225,000 Square Footage: 695 sq. ft. Bedrooms: 1 + Den Bathrooms: 1 (Spacious) Parking: Heated, assigned underground parking Property Overview Discover this charming, top-floor condo located in the highly desirable community of Killarney! Whether you're looking for a fantastic starter home or a solid investment opportunity, this bright and spacious 1-bedroom unit with a large den offers everything you need. With just under 700 sq. ft. of living space, the condo features an open layout with a massive den perfect for a home office or extra storage. The large living room opens up to an east-facing patio, where you can enjoy the peaceful surroundings and a beautiful sunrise over the courtyard. The bathroom offers plenty of room to relax, with a large vanity and lots of storage, all in a sleek, modern design. The kitchen includes new appliances—a spacious fridge and a new dishwasher—plus a new washer and dryer in the unit, saving you trips to the building's coin-operated laundry room. Winter in Calgary? No problem! The heated underground parking stall will keep your car warm and safe during the colder months. Location, Location, Location! This condo is ideally located just a 5-minute walk from all your essentials, including grocery stores, Westbrook Mall, restaurants, and the LRT station for convenient transit. The Shaganappi Golf Course is just a short drive away, as are great local schools like Killarney School and A.E. Cross School. Nearby churches such as St. James Anglican Church and Holy Name Catholic Church are within easy reach, along with medical services at Westbrook Medical Clinic. Additional Features: Dining Area: Spacious enough for seating four, perfect for meals and gatherings. Bright Living Room: Opens up to the patio with large doors, offering natural light and easy access to the outdoor balcony—great for relaxing or summer barbecues. Move-In Ready: Furniture is negotiable, making this a smooth and easy transition if desired. Don't miss out on this excellent opportunity to own a beautiful, well-maintained condo in a prime location! Book Your Viewing: Contact your Realtor to schedule a private viewing today.**

Inclusions: **Furniture negotiable**
Property Listed By: **First Place Realty**

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



