

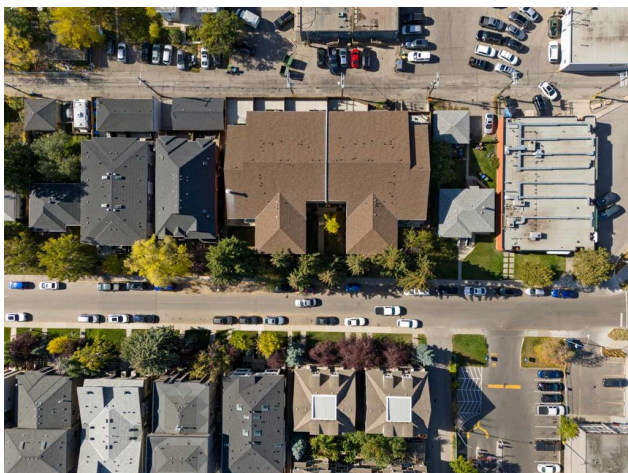


THE
A-TEAM

**RE/MAX
FIRST**

1919 36 Street #312, Calgary T3E2Y8

MLS® #: **A2172282** Area: **Killarney/Glengarry** Listing **10/10/24** List Price: **\$214,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Stall,Underground**

Finished Floor Area

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

DOM

72
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet**
 Sewer: Ext Feat: **Balcony,Courtyard** 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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`7" x 8`11"	Den	Main	13`0" x 8`10"
Laundry	Main	5`6" x 3`10"	Living Room	Main	13`4" x 11`7"
Kitchen	Main	7`3" x 6`8"	Dining Room	Main	8`4" x 6`8"
4pc Bathroom	Main	10`4" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$610

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9510264**

Remarks

Pub Rmks: **Top-Floor 1-Bedroom Condo with Den - Fully Furnished and Turnkey Address: Unit 312, 1919 36 St SW, Calgary, AB, T3E 2Y8 Price: \$225,000 Size: 695 sq. ft. | Bedrooms: 1 + Den | Bathrooms: 1 Parking: Heated, assigned underground Your Fully Furnished, Move-In Ready Condo Awaits Located in the highly desirable Killarney neighborhood, this top-floor condo is the perfect combination of convenience, comfort, and style. Whether you're a first-time homebuyer, investor, or looking for a hassle-free property, this fully furnished, turnkey unit is ready for you to move in immediately. Key Features: Spacious Layout: One bedroom plus a large den, perfect for a home office, study, or additional storage. East-Facing Patio: Enjoy beautiful courtyard views and morning sunshine with your coffee. Modern Bathroom: Features a large vanity with sleek design and ample storage. Fully Furnished: All furniture is included, providing a seamless, hassle-free transition for the buyer. Turnkey Convenience: No setup needed - this home is ready for you to enjoy from day one. Heated Parking: Includes a secure underground parking stall for comfort and convenience during Calgary's winters. Prime Location This condo is in the heart of Killarney, offering everything you need just minutes away: 5-Minute Walk to Westbrook Mall, grocery stores, restaurants, and the LRT station. Close to Shaganappi Golf Course, Killarney schools, and medical clinics. Enjoy the benefits of a vibrant community while being just a short drive from downtown Calgary. Additional Perks: Dining Area: Perfect for entertaining or casual meals. Natural Light: Large patio doors fill the living area with sunlight. Move-In Ready: Fully furnished and professionally maintained for immediate occupancy. Don't Miss Out This stunning, fully furnished, turnkey condo won't last long in Calgary's competitive market. Contact Your REALTOR® today to schedule a private showing and make this top-floor beauty your new home.**

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





