

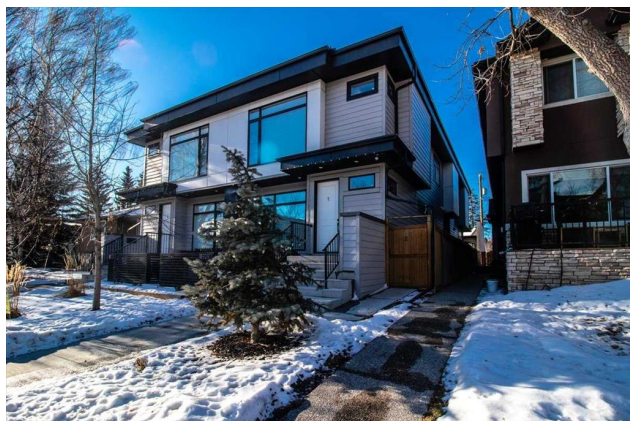


THE
A-TEAM

**RE/MAX
FIRST**

1929 36 Street #2, Calgary T3E 2Y8

MLS®#: **A2186082** Area: **Killarney/Glengarry** Listing Date: **01/09/25** 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** Finished Floor Area
 Year Built: **2019** Abv Sqft: **1,474**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **1,474**
 Lot Shape:

DOM

13
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

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

Utilities and Features

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 11`7"	Kitchen	Main	15`11" x 12`7"
Dining Room	Main	7`11" x 7`6"	2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Second	17`8" x 12`8"	Bedroom	Second	13`10" x 11`6"
5pc Ensuite bath	Second	11`9" x 8`9"	4pc Ensuite bath	Second	7`8" x 5`1"
Laundry	Second	7`9" x 5`9"	Family Room	Lower	14`6" x 13`4"
Bedroom	Lower	13`7" x 13`2"	4pc Ensuite bath	Lower	7`9" x 4`11"
Storage	Lower	12`11" x 5`5"			

Condo Fee:
\$220

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2110789**

Remarks

Pub Rmks: **OPEN HOUSE JANUARY 19th 2pm-4pm*. Located on a quiet street in the highly desirable inner-city community of Killarney, this stunning, nearly-new townhome is just a short stroll from the LRT, shopping, and dining—everything you need is right at your doorstep! Offering generous living space across multiple levels, this home features three spacious bedrooms, each with its own ensuite for ultimate convenience and privacy. The open-concept main floor is bright and airy, with soaring flat-painted ceilings and abundant natural light streaming in through large west-facing windows and a skylight. Gorgeous wide-plank hardwood floors extend seamlessly through the modern kitchen, dining area, and living room, creating a warm and inviting atmosphere. Upstairs, the serene primary suite is a true retreat, complete with elegant window coverings, a spacious walk-in closet, and a spa-like 5-piece ensuite. An additional bedroom with its own ensuite, along with a convenient laundry room, complete the upper floor. The fully developed lower level offers ideal space for guests or roommates, featuring a generously-sized bedroom and a full bathroom. Step outside to your private west-facing courtyard, perfect for summer BBQs and relaxing evenings. Additional features include a detached single garage, plus permitted parking for both you and your visitors. With its exceptional location and fantastic layout, this home provides incredible value—don't let this opportunity pass you by!**

Inclusions:
Property Listed By: **CIR Realty**

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



