



GRASSROOTS
REALTY GROUP

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1, 1931 36 Street SW
Calgary, Alberta

MLS # A2219079



\$675,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,451 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 220
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Experience the perfect blend of luxury, comfort, and convenience in this stylish 3-bedroom townhome, ideally located on a quiet street in the heart of Killarney. Thoughtfully designed with modern living in mind, this front-unit gem offers over 1,700 sq. ft. of beautifully finished space, complete with high-end features and timeless design throughout. Step inside to discover a bright, open-concept main floor that welcomes you with soaring ceilings, Luxury Vinyl flooring, and oversized windows that bathe the space in natural light. The heart of the home is the gourmet kitchen—equipped with premium stainless-steel appliances including a gas range, full-height cabinetry, and an expansive quartz island perfect for entertaining or casual dining. A cozy fireplace anchors the living area, while the dedicated dining space and elegant powder room complete this inviting level. Upstairs, you'll find two generously sized bedrooms—each with its own luxurious ensuite bathroom. The serene primary suite includes a walk-in closet and a spa-inspired ensuite with dual vanities, a soaker tub, and a sleek glass shower. A full laundry room adds practicality and convenience to the upper floor layout. The fully developed lower level offers incredible flexibility, featuring a large rec room perfect for movie nights or a home office, along with a spacious third bedroom and a full bathroom—ideal for guests, roommates, or extended family. Outside, enjoy your private west-facing patio, ideal for enjoying sunny summers afternoons. A detached single garage plus additional street parking ensures you always have space for your vehicle and guests. Just a 3-minute walk to the Westbrook LRT station and close to shops, cafes, schools, and the vibrant energy of 17th Avenue, this home puts the best of the city at your fingertips. Whether you're looking to upsize, invest, or simply enjoy a low-maintenance

lifestyle in one of Calgary’s most desirable inner-city communities, this is the opportunity you've been waiting for.