



GRASSROOTS
REALTY GROUP

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203, 1919 36 Street SW
Calgary, Alberta

MLS # A2241250



\$200,000

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Welcome to Evergreen Manor in the popular neighbourhood of Killarney. This bright and spacious two bedroom corner unit offers excellent value for both first time buyers and investors. The large living area opens onto a huge private balcony, perfect for relaxing or entertaining. Inside, the layout is practical and comfortable with in suite laundry including a washer and dryer, and plenty of natural light throughout. The unit also comes with secure underground parking for added convenience. Located just minutes from downtown, 17th Avenue, Westbrook Mall, and the CTrain at Westbrook Station. Easy access to Crowchild Trail and Sarcree makes commuting around the city simple. You are also close to shops, restaurants, and Shaganappi Golf Course. Whether you are looking for a great place to call home or a smart investment property, this one is worth a look.