



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2, 1930 36 Street SW  
Calgary, Alberta

MLS # A2276885



**\$614,990**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	WINDOW AIR CONDITIONER		

Well maintained, modern, and quiet 2-storey townhome offering nearly 2,000 sq ft of developed living space in the heart of Killarney. This 3-bedroom, 3.5-bath home features 2 bedrooms up and 1 down. The primary bedroom offers high ceilings, double sinks, a spacious shower, and walk-in closet. The second upstairs bedroom includes its own ensuite, plus convenient second-floor laundry. Fully developed basement with a large third bedroom, 4-piece bathroom, and second living room—ideal for guests or a home office. Recent updates include new flooring, fresh paint, and updated light fixtures. Features include a double-sided fireplace between the living and dining rooms, quartz countertops, gas range, stainless steel appliances, and ample storage. Low condo fees, single detached garage, and an excellent inner-city location—just a 3-minute walk to the LRT for an easy commute downtown, with quick access to 17 Ave, Crowchild Trail, transit, and local amenities.