



2, 1930 36 Street SW
Calgary, Alberta

MLS # A2276885



\$614,990

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

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