



1, 1925 36 Street SW  
Calgary, Alberta

MLS # A2277837



**\$559,000**

**Division:** Killarney/Glengarry

**Type:** Residential/Four Plex

**Style:** 2 Storey

**Size:** 1,165 sq.ft. **Age:** 2007 (19 yrs old)

**Beds:** 3 **Baths:** 3 full / 1 half

**Garage:** Single Garage Attached

**Lot Size:** -

**Lot Feat:** Front Yard, Landscaped, Level

**Heating:** Central, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 409

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings

**Inclusions:** Washer, Dryer, Microwave hood fan, dishwasher, Refrigerator

Well maintained and ideally located, this stylish townhome is set in the heart of the highly desirable community of Killarney, just steps from shopping, restaurants, schools, recreation centres, and the LRT. Offering approximately 1,165 sq. ft. of thoughtfully designed living space, this home combines inner-city convenience with everyday comfort. The open-concept main floor is bright and functional, perfect for both daily living and entertaining. Upstairs features two spacious bedrooms, each with its own private ensuite, providing excellent separation and privacy. The fully developed basement adds valuable living space with a family room, home office area, third bedroom, and a full bathroom. Additional highlights include central air conditioning, a detached single garage, and a rare front deck and yard space. Recent updates include new dishwasher, refrigerator, washer, and dryer. A fantastic opportunity to own a move-in-ready home in one of Calgary's most sought-after inner-city neighbourhoods.