



GRASSROOTS
REALTY GROUP

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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.