



**1, 1922 36 Street SW
Calgary, Alberta**

MLS # A2297486



\$699,995

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,359 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Rectangular Lot, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 388
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)		
Inclusions:	TV Mount in Living Room		

Welcome to this bright and modern townhome in the heart of Killarney. With over 1,950 sq. ft. of beautifully designed living space, this west-facing home seamlessly combines upscale finishes with thoughtful functionality across all levels. The open-concept main floor features 9-ft ceilings, luxury vinyl plank flooring, and an abundance of natural light. A linear gas fireplace anchors the living room, while the chef-inspired kitchen showcases a massive quartz island, full-height cabinets, a bold tile backsplash, gas range, large pantry and stainless steel appliances creating a perfect setting for both entertaining and everyday living. The main floor powder room stands out with its striking encaustic and marble tile design, adding a touch of character and sophistication. Upstairs, you'll find two generous bedrooms, each with its own private ensuite and walk-in closet. The primary ensuite includes a double vanity, sleek glass shower, and heated floors, while the secondary ensuite and hallway are enhanced by natural light from skylights and conveniently located upper-level laundry. The fully developed basement offers a versatile third bedroom with a Murphy bed and custom built-ins, another walk in closet, full bathroom and spacious recreation area, all wrapped up with ample storage. Additional highlights include a single detached garage, industry-leading soundproofing, a water leak protection system, and refined details throughout from crown moulding and Grohe fixtures to modern black railings and a pine-stained barn door. Experience inner-city living in one of Calgary's most sought-after neighborhoods close to recreation, dining, shopping, transit, and all the amenities Killarney has to offer.