



201, 1919 36 Street SW
Calgary, Alberta

MLS # A2196328



\$284,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	924 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 805
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

This charming condo offers a modern urban lifestyle with a prime location and an array of conveniences at your doorstep. Discover the ease of city living with the Westbrook C-Train station just a short 1 block walk away, ensuring effortless commuting options. Boasting ample size at 924 SF, this two bedroom condo is perfect for individuals, couples, or small families looking for comfort and functionality. The convenience extends beyond the unit with UNDERGROUND heated, secure parking, ensuring your vehicle stays protected and warm year-round. You are welcomed in to the suite with a separate entrance area, mirrored closet doors off the entry offering great extra storage. Suite updates include laminate and tile floors throughout, stainless steel appliances in the kitchen, roomy dining area with south exposure window, expansive living room with sliding patio doors to the generous east facing balcony that is wrapped in Evergreen trees. Main bath has been updated with full tile surround and tile flooring. Both bedrooms are nearly of equal size – great for a room mate situation! In-suite storage offers a washer (very convenient), and the building has a main floor laundry room for residents. Experience the effortless lifestyle of low-maintenance living in the vibrant heart of Calgary's sought-after SW community of Killarney. Situated just a brief 10-minute stroll from the Killarney Rec Centre, you'll love the chic ambiance of 17th Ave shops, restaurants and services at your doorstep. For commuters, the seamless access to Crowchild, Bow, and Glenmore trails ensures a swift journey. Don't miss the opportunity to make this your new home today!