

# \$675,000 - 2, 1929 36 Street Sw, Calgary

MLS® #A2186082

**\$675,000**

3 Bedroom, 4.00 Bathroom, 1,474 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

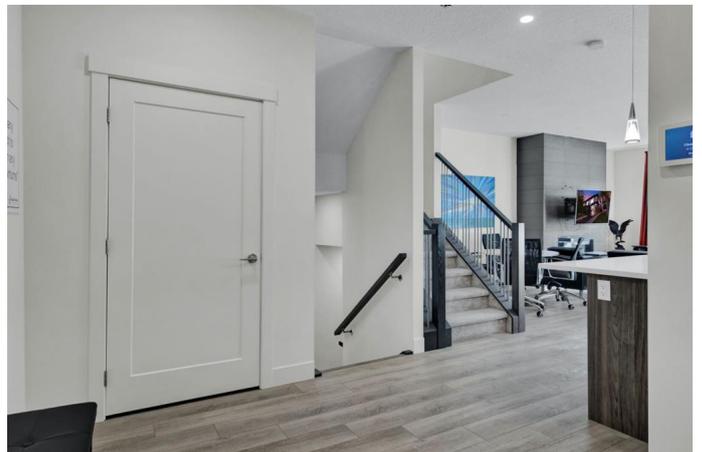
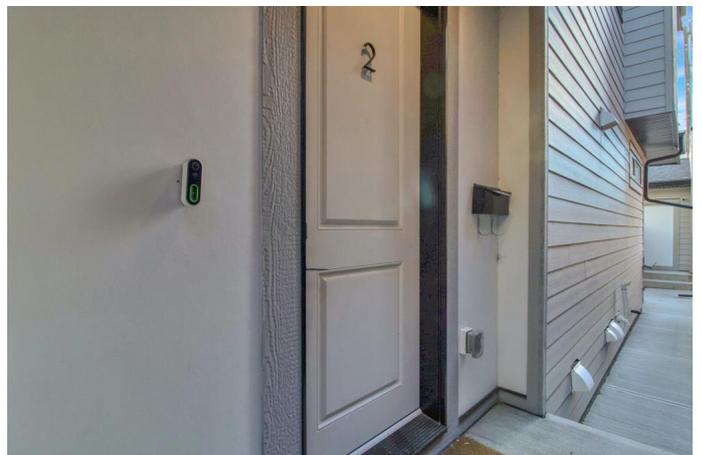
OPEN HOUSE JANUARY 25th 11am-1pm & January 26th Noon-2pm\*. Located on a quiet street in the highly desirable inner-city community of Killarney, this stunning, nearly-new townhome is just a short stroll from the LRT, shopping, and dining—everything you need is right at your doorstep! Offering generous living space across multiple levels, this home features three spacious bedrooms, each with its own ensuite for ultimate convenience and privacy.

The open-concept main floor is bright and airy, with soaring flat-painted ceilings and abundant natural light streaming in through large west-facing windows and a skylight. Gorgeous wide-plank hardwood floors extend seamlessly through the modern kitchen, dining area, and living room, creating a warm and inviting atmosphere.

Upstairs, the serene primary suite is a true retreat, complete with elegant window coverings, a spacious walk-in closet, and a spa-like 5-piece ensuite. An additional bedroom with its own ensuite, along with a convenient laundry room, complete the upper floor.

The fully developed lower level offers ideal space for guests or roommates, featuring a generously-sized bedroom and a full bathroom. Step outside to your private west-facing courtyard, perfect for summer BBQs and relaxing evenings.

Additional features include a detached single



garage, plus permitted parking for both you and your visitors. With its exceptional location and fantastic layout, this home provides incredible value—don't let this opportunity pass you by!

Built in 2019

### Essential Information

MLS® #	A2186082
Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,474
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2, 1929 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y8

### Amenities

Amenities	Storage
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

	Open Floorplan, Granite Counters
Appliances	Built-In Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	64
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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