



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 1929 36 Street SW
Calgary, Alberta

MLS # A2331427



\$659,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Stylish inner-city living awaits in this beautifully maintained Killarney townhome, ideally located on a quiet, tree-lined street, walking distance to the C-Train, shops, restaurants, and other amenities. This pet-friendly home features three spacious bedrooms, each with its own private ensuite, plus 9-foot ceilings on all levels, a detached garage, and a private west-facing courtyard. Large windows fill the home with natural light, while quality finishes include Hardie board siding, quartz countertops throughout, wide-plank laminate flooring, and knockdown ceilings. The open-concept main floor is perfect for everyday living and entertaining, offering a spacious living room with fireplace, a modern kitchen with stainless steel appliances, gas cooktop, large island, and dedicated dining area. Upstairs, the generous primary suite features a walk-in closet and a luxurious five-piece ensuite with a soaker tub. A second bedroom with its own ensuite and convenient upper-floor laundry complete this level. A skylight above the staircase adds even more natural light. The fully developed lower level features a spacious family room, storage and utility space, and a substantial third bedroom with a walk-in closet and private four-piece ensuite. A conveniently located powder room just off the main living area adds functionality for everyday living and guests alike. Offering exceptional space, quality craftsmanship, and a fantastic location, this Killarney townhome is the perfect blend of comfort, style, and convenience.