



GRASSROOTS
REALTY GROUP

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2, 1934 36 Street SW
Calgary, Alberta

MLS # A2344881



\$650,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,816 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

This 2012 three-storey townhome gives you the space of a detached house without the upkeep. The main floor is open and bright under flat 9-foot ceilings, with hand-scraped maple hardwood, Restoration Hardware lighting, and a kitchen built for cooking: gas range, custom lacquered cabinetry, granite counters, and a two-tone maple island. The living room centres on a gas fireplace with custom built-ins and a full wall of windows opening onto a private aggregate courtyard. The second floor offers a generous bedroom, a 4-piece bath, and a 17' x 15' flex room with built-ins, ready to be your home office, media room, or playroom. The entire top floor belongs to the primary suite: over 20 feet wide with double-coffered ceilings, a skylight, a walk-in closet plus a separate shoe closet, laundry on the same level, and a 5-piece ensuite with heated travertine floors, a jetted tub, and a dual-head shower. The fully developed lower level adds a 14' x 12' den that can be used as a bedroom, with a full bathroom right beside it, plus an 18' x 16' rec room or home gym and plenty of storage. Four bathrooms, a detached garage plus an outdoor stall, and condo fees of just \$350/month. Walk to the shops and restaurants of 17 Avenue, nearby schools and parks, with quick access to the Westbrook C-Train, downtown, and routes west to the mountains. Vacant and ready for a quick possession.