



## 1925 36 Street Calgary Alberta

\$595,000

OPEN HOUSE - Saturday September 28, 11:30 AM - 1:30 PM. Wow! Wow! This beautiful 2 storey townhouse is situated in a prime Killarney location on a quiet street close to all amenities, is exquisitely upgraded and features its own private sunny west back yard. Featuring over 1800 sq ft of developed living space this dual master, dual ensuite plan boasts a large kitchen with stainless steel appliances including gas stove, built-in microwave/hood fan, granite counter tops with breakfast bar, large corner pantry, a large designated dining area and a spacious main floor family room with corner gas fireplace and built-in side-bar with wine cooler. Upstairs features 2 large bedrooms each with its own ensuite, the primary boasting large stand-up shower with bench and 10 mm glass, granite topped vanity, large walk-in closet and barn door. The sunny second bedroom offers an equally well-upgraded 4 pc bath. A convenient upper laundry completes the upper floor. The fully finished lower level features a large third bedroom, another full bath, large family room or home theatre area, and tons of storage for toys and seasonals. Add to all of this an extremely rare fully fenced private back yard accessible through sliding doors from the main living area and secured private parking with titled parking stall. Additional features in this amazing home include 9 ft ceilings on the main, extensive use of engineered hardwood flooring on both the main and the upper floor including the stairs, making cleaning and cleanliness a breeze, beautifully upgraded guest bathroom on the main, newer paint, built-in speakers, built-ins and more. This small, well managed complex is shared between only 4 owners and pride of ownership in the building is self-evident. Hence, condo fees are extremely low at a comfortable \$367/month. Being close to shopping, transit, the LRT, West Hills and fantast...

Primary Bedroom 4.04 M x 3.09 M

Bedroom 3.53 M x 3.45 M

4pc Bathroom .00 M x .00 M

3pc Bathroom .00 M x .00 M

Bedroom 4.14 M x 2.49 M

4pc Bathroom .00 M x .00 M

Recreational, Games room 5.16 M x 4.09 M

Furnace 3.28 M x 1.42 M

Kitchen 3.63 M x 2.79 M

Dining room 3.45 M x 2.79 M

Living room 5.31 M x 4.17 M

2pc Bathroom .00 M x .00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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