



## 1929 36 Street Calgary Alberta

\$675,000

Stunning newer townhome in the highly sought-after inner-city community of Killarney! Nestled on a quiet street, this property is just a short walk from the LRT, shopping, and restaurants—everything you need within minutes! Offering loads of finished living space, this home features 3 spacious bedrooms, each with its own ensuite. The bright and open main floor boasts high, flat painted ceilings and is flooded with natural light from large west-facing windows and a skylight. Wide plank hardwood flooring flows seamlessly through the generous kitchen, dining, and living areas. Upstairs, the serene primary suite is adorned with elegant window coverings, a fantastic walk-in closet, and a luxurious 5-piece ensuite. An additional bedroom with an ensuite and a convenient laundry room complete the upper level. The fully developed lower level is perfect for guests or roommates, featuring a large bedroom with a full bathroom. Enjoy summer BBQs in your private west-facing courtyard. This home includes a single detached garage and permitted parking for you and your visitors. A fantastic home in a prime location offering incredible value—don't miss this opportunity! Book your showing today! (id:6769)

Primary Bedroom 17.67 Ft x 12.67 Ft

Bedroom 13.83 Ft x 11.50 Ft

5pc Bathroom 11.75 Ft x 8.75 Ft

4pc Bathroom 7.67 Ft x 5.08 Ft

Laundry room 7.75 Ft x 5.75 Ft

Family room 14.50 Ft x 13.33 Ft

Bedroom 13.58 Ft x 13.17 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Storage 12.92 Ft x 5.42 Ft

Living room 14.00 Ft x 11.58 Ft

Kitchen 15.92 Ft x 12.58 Ft

Dining room 7.92 Ft x 7.50 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
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