



# 1919 36 Street Calgary Alberta

\$225,000

?? Charming Top-Floor 1-Bedroom Condo with Den - Prime Location Near Westbrook Mall!Address: Unit 312, 1919 36 St SW, Calgary, AB, T3E 2Y8Price: \$225,000Square Footage: 695 sq. ft.Bedrooms: 1 + DenBathrooms: 1 (Spacious)Parking: Heated, assigned underground parkingProperty OverviewDiscover this charming, top-floor condo located in the highly desirable community of Killarney! Whether you're looking for a fantastic starter home or a solid investment opportunity, this bright and spacious 1-bedroom unit with a large den offers everything you need. With just under 700 sq. ft. of living space, the condo features an open layout with a massive den perfect for a home office or extra storage. The large living room opens up to an east-facing patio, where you can enjoy the peaceful surroundings and a beautiful sunrise over the courtyard. The bathroom offers plenty of room to relax, with a large vanity and lots of storage, all in a sleek, modern design. The kitchen includes new appliances--a spacious fridge and a new dishwasher--plus a new washer and dryer in the unit, saving you trips to the building's coin-operated laundry room. Winter in Calgary? No problem! The heated underground parking stall will keep your car warm and safe during the colder months. Location, Location, Location! This condo is ideally located just a 5-minute walk from all your essentials, including grocery stores, Westbrook Mall, restaurants, and the LRT station for convenient transit. The Shaganappi Golf Course is just a short drive away, as are great local schools like Killarney School and A.E. Cross School. Nearby churches such as St. James Anglican Church and Holy Name Catholic Church are within easy reach, along with medical services at Westbrook Medical Clinic. Additional Features: Dining Area: Spacious enough for seating four, perfect for meals and gatherings. Bright Living Room: Opens up to the patio with ...

Primary Bedroom 10.58 Ft x 8.92 Ft

Den 13.00 Ft x 8.83 Ft

Laundry room 5.50 Ft x 3.83 Ft

Living room 13.33 Ft x 11.58 Ft

Kitchen 7.25 Ft x 6.67 Ft

Dining room 8.33 Ft x 6.67 Ft

4pc Bathroom 10.33 Ft x 5.00 Ft

Listing Presented By:



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