



# 1930 36 Street Calgary Alberta

\$614,990

Well maintained, modern, and quiet 2-storey townhome offering nearly 2,000 sq ft of developed living space in the heart of Killarney. This 3-bedroom, 3.5-bath home features 2 bedrooms up and 1 down. The primary bedroom offers high ceilings, double sinks, a spacious shower, and walk-in closet. The second upstairs bedroom includes its own ensuite, plus convenient second-floor laundry. Fully developed basement with a large third bedroom, 4-piece bathroom, and second living room—ideal for guests or a home office. Recent updates include new flooring, fresh paint, and updated light fixtures. Features include a double-sided fireplace between the living and dining rooms, quartz countertops, gas range, stainless steel appliances, and ample storage. Low condo fees, single detached garage, and an excellent inner-city location—just a 3-minute walk to the LRT for an easy commute downtown, with quick access to 17 Ave, Crowchild Trail, transit, and local amenities. (id:6769)

- Primary Bedroom 11.83 Ft x 12.83 Ft
- 4pc Bathroom 7.50 Ft x 10.08 Ft
- Bedroom 10.67 Ft x 13.58 Ft
- 4pc Bathroom 5.42 Ft x 10.08 Ft
- Laundry room 2.75 Ft x 4.58 Ft
- Bedroom 10.42 Ft x 11.50 Ft

- 4pc Bathroom 5.00 Ft x 8.00 Ft
- Family room 12.42 Ft x 13.58 Ft
- Dining room 8.58 Ft x 11.33 Ft
- Kitchen 10.67 Ft x 12.75 Ft
- Living room 13.00 Ft x 14.58 Ft
- 2pc Bathroom 4.42 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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