



## 1934 36 Street Calgary Alberta

\$684,900

Open House Sunday October 6th: 12:00 to 2:00pm. This is a gorgeous 1725ft<sup>2</sup> townhome located in the mature community of Killarney. Nothing about this unit is builder grade! Custom cabinetry and built-ins throughout the home. On the main floor you will find the perfect layout for entertaining. Featuring an open floor plan, gas stove, wine fridge, built-in pantry, gas fireplace and ceiling-to-floor windows! Upstairs is a beautiful primary bedroom with coffered ceilings and a 5-piece ensuite with IN-FLOOR HEAT! Perfect for those cool mornings. In the second bedroom you will find an extensive built-in desk and workspace, perfect for your work-from-home needs. The basement features an expansive recreation room, 4-piece bathroom, bedroom and ample storage. This home is located only a 10 minute walk to the LRT Station making those daily commutes a breeze. Additionally you are a short walk from parks, grocery, entertainment (Aussie Rules and Waterloo for live music), Lukes Drug mart, schools and Mount Royal. You will be excited to call this home! (id:6769)

5pc Bathroom 9.00 Ft x 9.42 Ft

Bedroom 14.25 Ft x 13.17 Ft

Primary Bedroom 15.08 Ft x 12.25 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 9.42 Ft x 11.83 Ft

Recreational, Games room 3.92 Ft x 21.00 Ft

Furnace 7.83 Ft x 6.58 Ft

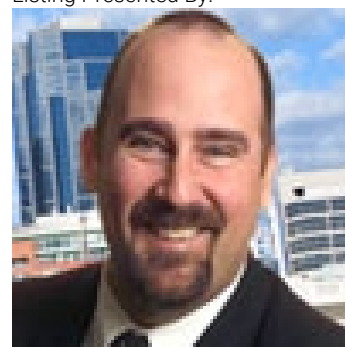
2pc Bathroom 4.50 Ft x 6.00 Ft

Dining room 7.50 Ft x 7.75 Ft

Kitchen 17.50 Ft x 9.25 Ft

Living room 13.75 Ft x 16.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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