

**3, 1916 36 Street SW**  
**Calgary, Alberta**

**MLS # A2317301**



**\$539,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,557 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 145
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows		

**Inclusions:** Shelving in the storage room and garage as well as organizer track wall in garage

Welcome to this beautifully maintained 2 bedroom, 2.5 bathroom townhouse in the heart of Killarney with over 1,500 Sq Ft of living space, offering exceptional inner city value with a low condo fee of just \$145 per month. Thoughtfully designed across three levels, this bright and inviting home features desirable east and west exposure, filling the space with natural light throughout the day.

The open concept main floor showcases rich hardwood flooring, 9 foot ceilings, fireplace, and a spacious living area that flows seamlessly into the well appointed kitchen. Complete with stainless steel appliances, a functional island, abundant cabinetry, and a dedicated pantry, the space is perfectly suited for both everyday living and entertaining. A private patio with convenient gas BBQ hookup provides an easy outdoor space for grilling, container gardening, or enjoying your morning coffee.

Upstairs, both bedrooms are oversized and feature their own private 5 piece ensuite bathrooms with dual sinks, creating a highly sought after dual primary layout ideal for professionals, guests, roommates, or a home office setup. Additional highlights include in-suite laundry, a single attached garage, and extra storage space for bikes, seasonal gear, and everyday essentials. The well managed complex offers true low maintenance living, with landscaping and snow removal included. Located just minutes from downtown, the C-Train, Westbrook Mall, parks, pathways, and the Bow River valley, this home delivers the perfect combination of convenience, lifestyle, and affordability in one of Calgary's most desirable neighbourhoods. Whether you're a first time buyer, investor, or looking to simplify without compromise, this turnkey property is a rare opportunity to secure premium

inner city living at an exceptional value.