

# \$625,000 - 1, 1936 36 Street Sw, Calgary

MLS® #A2175450

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,345 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Experience inner-city living in this 3-bedroom, 2.5-bathroom front unit townhome in the sought-after community of Killarney. Built in 2012, this home offers over 1,800 sq. ft. of thoughtfully designed living space with modern finishes throughout.

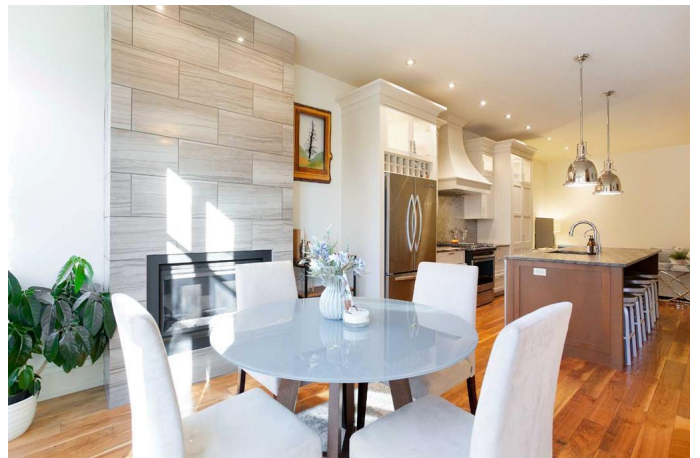
The bright, open-concept main level features updated stainless steel appliances and a large kitchen island with quartz countertops, perfect for entertaining. A built-in office nook provides the ideal space for working from home.

Upstairs, you'll find two spacious bedrooms, including the primary suite with a walk-in closet and a full 5pc Jack & Jill ensuite. The fully finished basement includes a large rec room, third bedroom, and full bathroom—ideal for guests or extra living space.

Enjoy the west-facing courtyard patio, perfect for relaxing in the evening sun. The home comes with one garage stall and is part of a well-managed condo board. Located close to schools, parks, transit, and 17th Ave amenities, this home offers both convenience and comfort.

Book your showing today and discover everything this fantastic property has to offer!

Built in 2012



## Essential Information

MLS® #	A2175450
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1, 1936 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y9

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Double Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	3
Zoning	M-C1

### Listing Details

Listing Office	Real Broker
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