2, 1916 36 Street SW
Calgary, Alberta

MLS # A2209620

$539,900

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,558 sq.ft.	**Age:**	2011 (14 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Landscaped, Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 146
Basement:	None	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	Slab	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	n/a

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhouse in the sought-after community of Killarney. With east and west exposure, you'll enjoy an abundance of natural light throughout the day. Step inside to discover a bright and inviting main floor featuring hardwood flooring, a spacious living area, and a functional open kitchen perfect for entertaining. Upstairs, both generously sized bedrooms offer the privacy and convenience of their own ensuite bathrooms, ideal for guests or a roommate setup. Additional highlights include a single attached garage, laundry, and thoughtful design touches throughout. Whether you’re enjoying your morning coffee on the east-facing balcony or winding down in the evening sun on the west side, this home delivers comfort and convenience in one of Calgary’s most desirable inner-city neighbourhoods. Don’t miss your chance to own in Killarney – where urban living meets residential charm.