

# \$675,000 - 1, 1931 36 Street Sw, Calgary

MLS® #A2219079

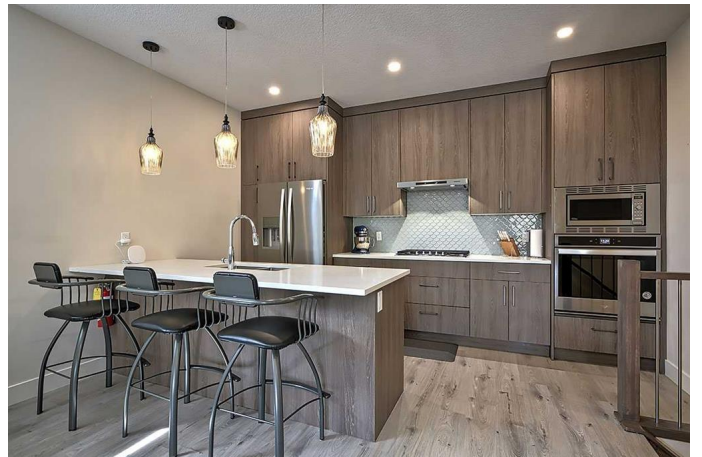
## \$675,000

3 Bedroom, 4.00 Bathroom, 1,451 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Experience the perfect blend of luxury, comfort, and convenience in this stylish 3-bedroom townhome, ideally located on a quiet street in the heart of Killarney.

Thoughtfully designed with modern living in mind, this front-unit gem offers over 1,700 sq. ft. of beautifully finished space, complete with high-end features and timeless design throughout. Step inside to discover a bright, open-concept main floor that welcomes you with soaring ceilings, Luxury Vinyl flooring, and oversized windows that bathe the space in natural light. The heart of the home is the gourmet kitchen—equipped with premium stainless-steel appliances including a gas range, full-height cabinetry, and an expansive quartz island perfect for entertaining or casual dining. A cozy fireplace anchors the living area, while the dedicated dining space and elegant powder room complete this inviting level. Upstairs, you'll find two generously sized bedrooms—each with its own luxurious ensuite bathroom. The serene primary suite includes a walk-in closet and a spa-inspired ensuite with dual vanities, a soaker tub, and a sleek glass shower. A full laundry room adds practicality and convenience to the upper floor layout. The fully developed lower level offers incredible flexibility, featuring a large rec room perfect for movie nights or a home office, along with a spacious third bedroom and a full bathroom—ideal for guests, roommates, or extended family. Outside, enjoy your private west-facing patio, ideal for enjoying sunny



summers afternoons. A detached single garage plus additional street parking ensures you always have space for your vehicle and guests. Just a 3-minute walk to the Westbrook LRT station and close to shops, cafes, schools, and the vibrant energy of 17th Avenue, this home puts the best of the city at your fingertips. Whether you're looking to upsize, invest, or simply enjoy a low-maintenance lifestyle in one of Calgary's most desirable inner-city communities, this is the opportunity you've been waiting for.

Built in 2019

**Essential Information**

MLS® #	A2219079
Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,451
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1, 1931 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y8

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	14
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX Realty Professionals
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