

# \$739,900 - 2, 1928 36 Street Sw, Calgary

MLS® #A2123795

**\$739,900**

2 Bedroom, 3.00 Bathroom, 1,816 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Sophisticated, Elegant & Impeccably maintained townhouse with over 2420 sqft of developed space on 4 levels. This CHOICE unit in the fabulous Killarney was originally built for the developer & the upgrades & attention to detail are present throughout. You'll be instantly impressed by the beautiful custom Gourmet Kitchen with stylish cabinetry, SS Appliances, gas Range, granite countertops & Island. Relax in the cozy living room complimented by the updated floor to ceiling marble gas fireplace. The Open Spacious design boasts 9' ceilings & a wall of windows allowing lots of natural light. The delicate thoughtful palate of warm colours, luxurious materials & rich hardwood floors create a wonderful very comfortable space. FRESHLY PAINTED everywhere except the lower level. The 2nd floor you'll find a cozy TV gathering space, 2nd bedroom, 4 piece bath & additional storage. Possibly the most OUTSTANDING FEATURE awaits you on the 3rd level with the stunning & very private MASTER RETREAT! this quality is rarely seen at this price point. From the structured ceiling, feature wall & crown moldings to the newly upgraded ensuite with HEATED FLOORS, walk-in closet, additional storage & large windows you can't help but fall in love with this space. Washer & dryer hookups on this level. Fully finished lower level provides a generous space to unwind, possible 3rd bedroom or flex space to suit your needs. 4 piece bath, laundry & storage



complete this level. A lovely private patio with easy access to garage & gas hookup. This 4-unit complex has LOW CONDO FEES, is well run & fosters community between the 4 wonderful owners with a shared Pride of Ownership! A FABULOUS LOCATION 6 min walk to Westbrook Train Station, the Mall, numerous restaurants & amenities. Donâ€™t hesitate to imagine the lifestyle this beautiful home has to offer!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2123795      |
| Price          | \$739,900     |
| Sold Price     | \$740,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,816         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2, 1928 36 Street Sw |
| Subdivision | Killarney/Glengarry  |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E2Y9               |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                         |

|         |                        |
|---------|------------------------|
| Parking | Single Garage Detached |
|---------|------------------------|

## Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Wired for Sound |
| Appliances        | Built-In Gas Range, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator                                                     |
| Heating           | Forced Air                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                        |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Level, Private                    |
| Roof              | Asphalt                                      |
| Construction      | Stone, Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | April 30th, 2024 |
| Days on Market | 11               |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.