

# \$539,900 - 2, 1916 36 Street Sw, Calgary

MLS® #A2209620

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,558 sqft

Residential on 0.00 Acres

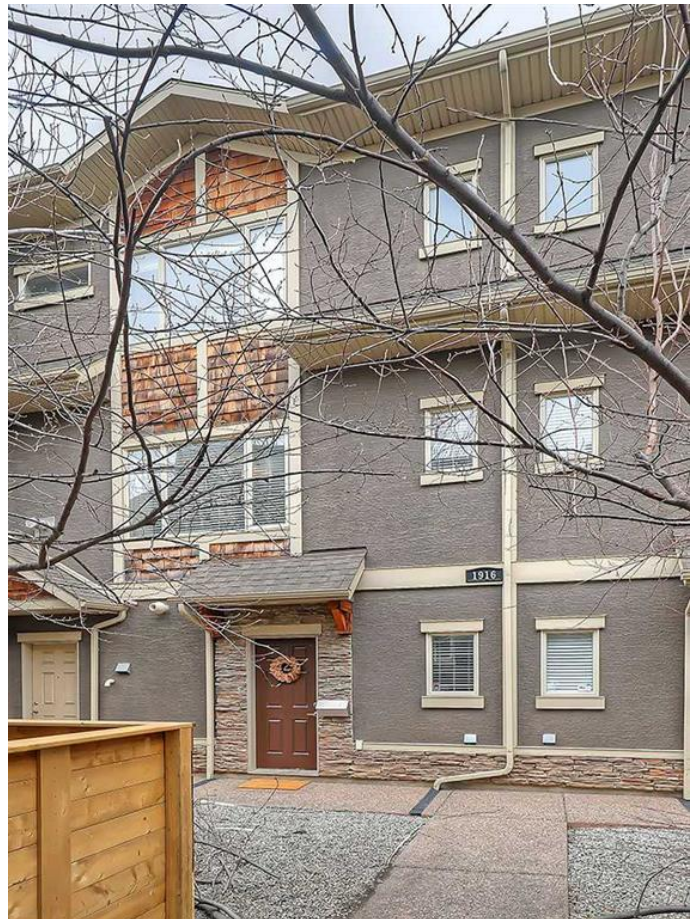
Killarney/Glengarry, Calgary, Alberta

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.

Built in 2011

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209620  |
| Price      | \$539,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,558         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 1916 36 Street Sw |
| Subdivision | Killarney/Glengarry  |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E 2Y9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                    |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Basement          | None                                                                                                                             |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Courtyard                     |
| Lot Description   | Back Lane, City Lot, Landscaped, Level |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Stucco, Wood Frame              |

Foundation                      Slab

**Additional Information**

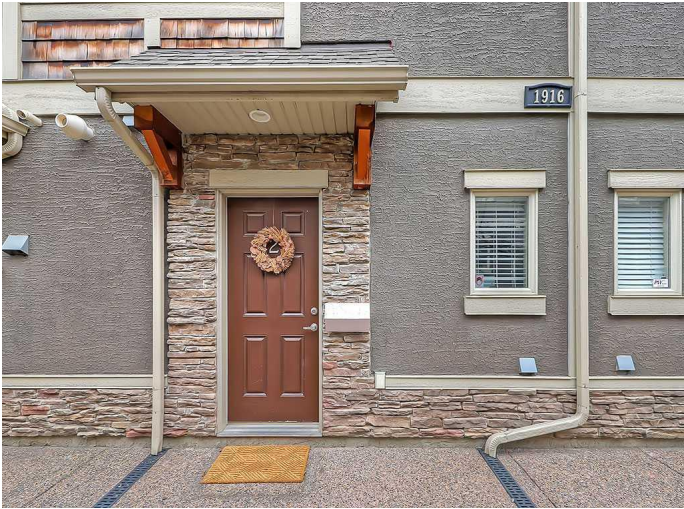
Date Listed                      April 10th, 2025

Days on Market                22

Zoning                              M-C1

**Listing Details**

Listing Office                    RE/MAX House of Real Estate



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