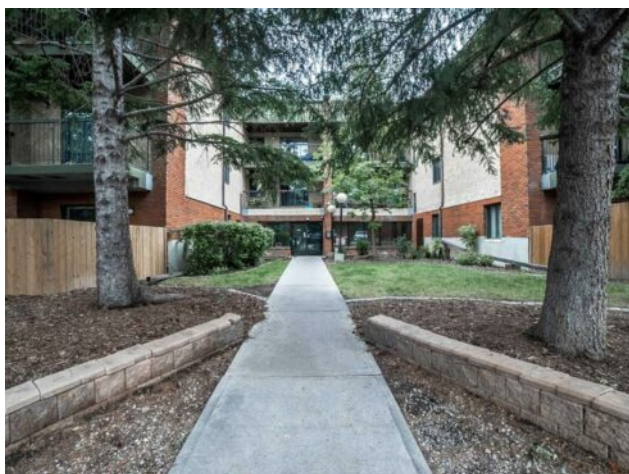


**312, 1919 36 Street SW
Calgary, Alberta**

MLS # A2165817



\$230,000

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	696 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Carpet, Laminate

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: High Ceilings, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 525

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NONE

SHOWING TIMES: SATURDAYS AND SUNDAYS FROM 12 PM TO 6 PM ONLY Charming Top-Floor 1-Bedroom Condo with Den – Prime Location Near Westbrook Mall! Address: Unit 312, 1919 36 St SW, Calgary, AB, T3E 2Y8 Price: \$230,000 Square Footage: 695 sq. ft. Bedrooms: 1 + Den Bathrooms: 1 (Spacious) Parking: Heated, assigned underground parking Come and see this great starter home or investment opportunity in the sought-after community of Killarney! This bright and spacious condo offers one bedroom, one bathroom, and a massive den or office space. With a large living room, this top-floor unit boasts just under 700 sq. ft. of total living space, perfect for professionals or first-time buyers. The massive bathroom offers ample space for relaxation, featuring a large vanity with plenty of storage and a sleek, modern design. It's the perfect space to unwind after a long day. Step outside onto the east-facing patio to enjoy a beautiful sunrise view overlooking the building's peaceful courtyard. Inside, the home is equipped with a new washer and dryer, saving you trips to the building's separate coin-operated laundry room. There's also a new spacious fridge and a new dishwasher for added convenience. This unit comes with the added benefit of a heated underground parking stall—your car will stay nice and warm through the winter months! Location, Location, Location! The proximity to everything you need is unbeatable. This condo is just a 5-minute walk to grocery stores, Westbrook Mall, a variety of restaurants, and the LRT station. Shaganappi Golf Course is only a 5-minute drive away. For families, the area is surrounded by great schools such as Killarney School and A.E. Cross School. Nearby churches like St. James Anglican Church and Holy Name Catholic Church are just a short distance away.

You'll also find medical services close by at Westbrook Medical Clinic, ensuring all your needs are within reach. Additional Highlights: Spacious dining area that easily accommodates seating for four. Bright and airy living room with large patio doors leading to a generous balcony—perfect for relaxing or hosting summer barbecues. Furniture is negotiable, making this condo move-in ready if desired. Don't miss the opportunity to call this fantastic place your new home! Call your Realtor to schedule a viewing today. Please note: SHOWINGS ARE ONLY AVAILABLE ON SATURDAYS AND SUNDAYS FROM 12 PM TO 6 PM.