

# \$168,800 - 305, 1919 36 Street Sw, Calgary

MLS® #A2224792

**\$168,800**

1 Bedroom, 1.00 Bathroom, 532 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Discover exceptional value and a turn key opportunity in this bright and freshly painted top-floor condo, offering over 500 sqft of smartly designed, functional living space in the desirable community of Killarney. This 1 bedroom, 1 bathroom suite features an open-concept layout with warm wood flooring and large sliding doors that allow the space to be flooded with natural light, and offering access to a private west-facing patio.

The kitchen boasts ample counter & cupboard space, ceiling height tiled backsplash, and stainless steel appliances. A good size bedroom with closet, walk in storage room and a 4 piece bathroom round off the space. An assigned, heated underground parking stall will provide comfort and ease in the winter months and the convenience of in-building laundry facilities, secure building access, and a quiet, well-maintained environment ensure piece of mind.

Located just steps from the vibrancy of 17th Avenue stacked with amenities, Shaganappi Golf Course, Westbrook Mall and the LRT station, offering unbeatable accessibility to downtown and all that Calgary has to offer. This condo is more than just a place to live, it's a smart investment in one of Calgary's most connected and desirable communities. Whether you're a first-time buyer, young professional, or investor, this pet-friendly building offers an ideal and affordable opportunity to own real estate in Calgary's thriving market.



Built in 1981

## Essential Information

MLS® #	A2224792
Price	\$168,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	532
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	305, 1919 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y8

## Amenities

Amenities	Secured Parking, Trash, Coin Laundry
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Electric Cooktop, Electric Range, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, Garden
Construction	Brick, Concrete, Stucco, Wood Frame, Cedar

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 29th, 2025

Days on Market            19

Zoning                        M-C1

### **Listing Details**

Listing Office                Sotheby's International Realty Canada

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