

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

**MLS # A2204399**



**\$190,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	699 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

Wow price REDUCED! Why rent when you can own? This well-priced TOP floor 1 bedroom + den 1 bath condo is the perfect opportunity for first-time buyers or investors. Located just steps from the C-Train and minutes to downtown, this unit offers incredible value in one of Calgary's most connected neighbourhoods. Large Living room and 2 spacious bedroom/Den, updated Refrigerator! Enjoy your morning coffee on the east facing patio, with peaceful courtyard views and beautiful morning sunlight. Enjoy the added in-unit laundry. Underground heated parking stall, a major bonus during Calgary's winters. Short walk to Westbrook Mall, grocery stores, restaurants, and the LRT station, just five minutes. You're also close to Shaganappi Golf Course, the Bow River, Killarney schools, and medical clinics. Tucked just off the vibrant 17th Avenue SW, the location gives you the perfect blend of lifestyle and convenience. Don't miss your chance to enter the market at a great price. Book your showing today! Contact Your REALTOR® today to schedule a private showing!