

# \$190,000 - 312, 1919 36 Street Sw, Calgary

MLS® #A2204399

**\$190,000**

1 Bedroom, 1.00 Bathroom, 699 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

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!

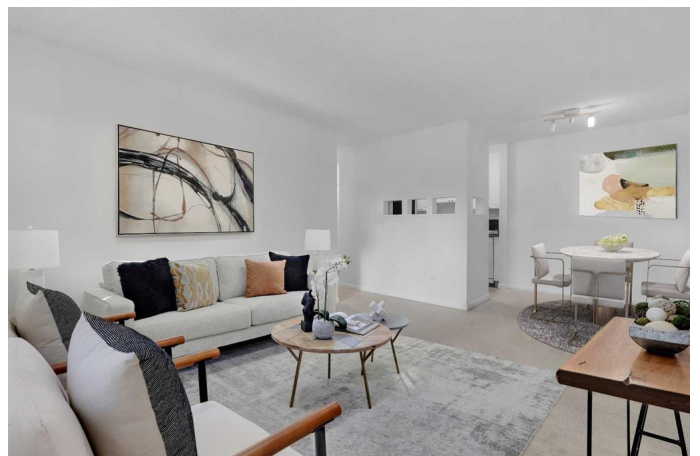
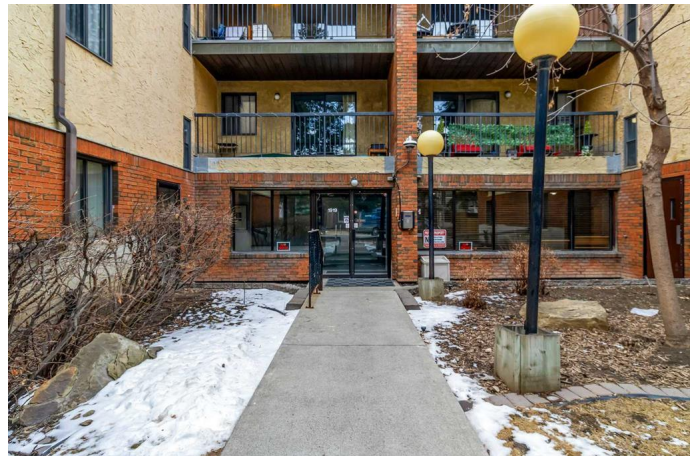
Enjoy your morning coffee on the east facing patio, with peaceful courtyard views and beautiful morning sunlight. Enjoy the added in-unit laundry. Underground heated parking stall, a major bonus during Calgary's winters.

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!

Built in 1981



## Essential Information

MLS® #	A2204399
Price	\$190,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	699
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	312, 1919 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2Y8

## Amenities

Amenities	Parking, Coin Laundry
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Shingle
Construction	Brick, Wood Frame

Foundation	Poured Concrete
------------	-----------------

### **Additional Information**

Date Listed	March 21st, 2025
-------------	------------------

Days on Market	29
----------------	----

Zoning	M-C1
--------	------

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.