\$915,000 - 2637 36 Street Sw, Calgary

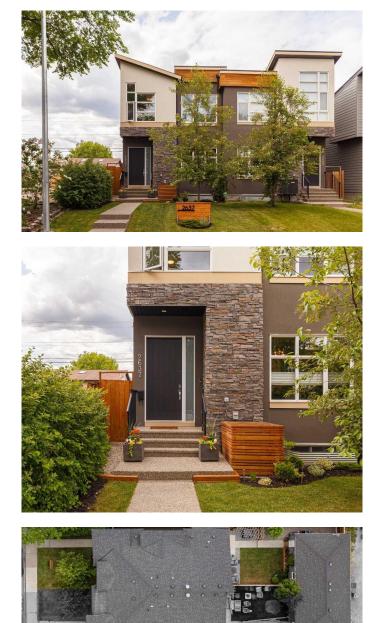
MLS® #A2228568

\$915,000

4 Bedroom, 4.00 Bathroom, 1,928 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

*** PRICE REDUCED BELOW REPLACMENT VALUE *** OPEN HOUSE SATURDAY JUNE 28: 12:00 - 2:00 PM *** AMAZING LAYOUT & FEATURES | 10 FT CEILINGS + 8 FT DOORS & CLOSETS 2740 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | INDOOR/OUTDOOR SPEAKERS | XL WEST FACING BACKYARD | 120 FT DEEP LOT | AIR CONDITIONING | *Welcome Home* As you enter, you're greeted by a tall front door with 10-foot ceilings, hardwood floors, and bright & airy open concept space with an exceptional layout (SEE FLOOR PLAN IN PICS). This home has the ideal infill layout & features: tall ceilings, tall doors, private foyer & back mudroom, long island, gas stove, stainless steel appliances, spacious dining and living spaces, AMAZING FOR ENTERTAINING GUESTS, Indoor / Outdoor speakers, big bedrooms, built in closets, A/C, Vacuflo, sliding doors to the amazing west-facing extra long backyard & a powder room steps down from main floor w/ extra tall ceilings privacy. With 4 bedrooms, 3.5 bathrooms & 2740 sq.ft of living space, there is room for a family to grow. The upper and lower floors both have 9ft ceilings + vaults and the 8-foot doors throughout the home enhance a sense of openness, making every room feel grand and spacious. Off the kitchen, the mudroom provides access to the private, fenced yard, where you'll find a large patio, pergola, great landscaping, and a double detached garage. Upstairs, the wide staircase



leads to three beautifully appointed bedrooms, a full-sized laundry room, and a spa-like main bath. The primary suite is a sanctuary, featuring a large walk-in closet and an opulent ensuite with heated floors, a jetted tub, and an elegant walk-in glass shower. The fully finished lower level offers flexibility with a spacious rec room, custom wet bar, a fourth bedroom, and an additional full bathâ€"ideal for guests, a home office, or extended family. Great combination of luxury, space, and location, don't come around often in Killarney under 950k! *Added Bonus* The lot next door will be a 4 plex and will complete the new modern gentrified look that this side of the street needs on the corner & adding the perfect layer of privacy from 26 Avenue of this particular home.

Built in 2017

Essential Information

| MLS® # | A2228568 |
|----------------|------------------------|
| Price | \$915,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,928 |
| Acres | 0.07 |
| Year Built | 2017 |
| Туре | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |
| | |

Community Information

| Address | 2637 36 Street Sw |
|-------------|---------------------|
| Subdivision | Killarney/Glengarry |
| City | Calgary |

| County | Calgary |
|-------------------|---|
| Province | Alberta |
| Postal Code | T3E 2Z7 |
| Amenities | |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |
| Interior | |
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |
| Exterior | |

| Exterior Features | BBQ gas line |
|-------------------|---|
| Lot Description | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | June 6th, 2025 |
|----------------|----------------|
| Days on Market | 26 |
| Zoning | H-GO |

Listing Details

Listing Office RE/MAX House of Real Estate

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