



GRASSROOTS
REALTY GROUP

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2637 36 Street SW
Calgary, Alberta

MLS # A2248503

\$869,000



Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,928 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	N/A		

*** BEST VALUE IN KILLARNEY - OFFERED BELOW REPLACEMENT VALUE *** 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 bath—ideal for guests, a

home office, or extended family. Great combination of luxury, space, and location, don't come around often in Killarney under 900k! *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.