



GRASSROOTS
REALTY GROUP

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2627 36 Street SW
Calgary, Alberta

MLS # A2248864



\$1,299,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,437 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Incredibly stunning 5 bedroom, 3.5 bathroom home offering over 3,440 sq. ft. of meticulously designed living space on a rare inner city lot with sunny west-facing backyard. Thoughtfully crafted with high-end finishes this home is perfect for all types of families! Step into the chef-inspired kitchen featuring quartz countertops, a built-in gas stovetop, built-in oven and microwave, an oversized island, and a double-wide refrigerator, this kitchen is a true showstopper. A walk-in pantry ensures ample storage, while oversized windows flood the main floor with natural light. Cozy up in the living room that is enhanced by a tiled fireplace with custom mantle & built ins. The massive mudroom is designed for organization, offering plenty of storage to keep everything in place. A wide feature staircase with modern spindles, leads to the upper level, where you'll find the primary retreat where you will find a serene escape with a spa-like ensuite featuring a soaker tub, oversized shower, and double vanity. This level also boasts 2 additional spacious bedrooms, a bonus room, and a convenient laundry room. Downstairs, the fully developed basement redefines lower-level living with 9-ft ceilings, a large rec room with built-ins, a wet bar, 2 large bedrooms, a full bathroom, and more! Additional features include a double detached garage, central A/C, upgraded window coverings and low maintenance landscaping. If you've ever experienced infills that felt too narrow, this home will be a game-changer—wide, bright, and beautifully designed. Don't miss out—schedule your private showing today!