



**GRASSROOTS**  
REALTY GROUP

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**2632 36 Street SW**  
**Calgary, Alberta**

**MLS # A2254238**



**\$1,189,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** SUITE: Refrigerator, Dishwasher, Microwave/ Hood fan combo, Electric Stove, Washer/Dryer.

**EXTENDED BASEMENT!** Welcome to one of Killarney's most exceptional homes — a brand new infill offering nearly 2,000 SqFt of beautifully designed living space. Here, elevated style meets everyday comfort in one of Calgary's most sought-after inner-city neighbourhoods. Thoughtfully crafted for both daily living and upscale entertaining, this home combines modern design, an intelligent open-concept layout, and unmatched functionality into one remarkable package. As you step inside, a beautiful formal dining area sets the tone for the home, flowing seamlessly into the gourmet kitchen anchored by a striking 12-foot quartz island. Designed for both relaxed mornings and upscale gatherings, this kitchen is a space where style and practicality come together effortlessly. Across from the kitchen, a bright and versatile home office offers the perfect place to focus or create. Beyond, the inviting living room showcases a cozy fireplace — perfect for those cold Calgary winters — and glass patio doors that open to a large rear deck, creating a smooth transition between indoor and outdoor living. A built-in mudroom with generous storage and a chic, tucked-away powder room add thoughtful functionality to the main level. Upstairs, the primary suite is a light-filled retreat with a vaulted ceiling, walk-in closet, and a spa-inspired ensuite featuring beautifully patterned floors, dual sinks, and a freestanding tub. Two additional bedrooms, a stylish main bath, and a conveniently located laundry room complete the upper level. Downstairs the extended basement is a standout feature, offering even more flexibility with a bright and spacious legal suite. This level includes a full kitchen, open living area, two private bedrooms, a flex room, and dedicated laundry room. Whether envisioned as an income-generating opportunity, a comfortable space for

multi-generational living, or an inviting private retreat for guests, this space offers unmatched versatility without compromising style. The property is complete with a double detached garage and is ideally situated on a paved back alley, offering both convenience and functionality. With its elegant finishes, well-planned layout, abundant natural light, and a location just steps from parks, schools, amenities and quick connections to downtown, this home is more than just beautiful — it's a smart investment in style, comfort, and long-term value.