



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2818 36 Street SW**  
**Calgary, Alberta**

**MLS # A2261596**



**\$1,329,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,382 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached, Insulated, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Pergola, Yard Lighting, TV Brackets, Sonos Speakers, Nest Cameras, Motorized Wind Screen, Gem Stone Lighting		

This one is SPECIAL! Custom-built by established/respected Braemyn Homes & designed by Dean Thomas (a Global Leader in Design!), this rare home stands apart from other semi-detached options available in SW Calgary. Prepare to be WOWED inside & out. The minute you drive onto the street - lined with mature Elm trees...you will feel at HOME. Elegant, timeless Brownstone exterior with real full sized brick & concrete lintels. Wait till you see this home at night - Gemstone lighting on home/garage=magical effect! Extensive work & investment went into ensuring the exterior of this home - reflects the amazing interior! This home offers a LIFESTYLE uncommon in Calgary...the ability to enjoy your outdoor spaces year round! Walk up your extra wide concrete walkaway, while you appreciate the beautiful, low maintenance landscaping out front. Inside front door, you are greeted by high ceilings, open concept timeless design that allows light to travel from EAST - WEST & white oak hardwood floors! Custom lighting options and window treatments throughout. Entertaining family or cozy nights at home in front of gas fireplace - all can be accomplished in this space. Kitchen is a chef's dream with UPGRADED Appliances - Monogram Fridge, 48" Monogram gas/electric stove + POT filler! HUGE QUARTZ Island w/room for casual dining or company while you cook/bake. TONS of cupboards/storage. Kitchen built at back to allow easy transition outside via door or patio sliders - directly to deck space to dine, BBQ (gas line), host sports parties, family events or enjoy quiet evenings in front of the fire! 2 piece bath & mudroom space complete this level. Double finished garage is insulated/drywalled with epoxy floors. Head up your Hardwood stairs to second level & find TWO amazing suites - both with large bedroom areas, beautiful ensuites & closet spaces! One

stands out w/heated ensuite floors, dual sinks, stand alone tub and HUGE shower. Laundry w/sink & direct hamper access to walk-in closet! The THIRD level is all about OPTIONS! Use as extra space for relaxing, entertaining, WORKING. OR transform it to a THIRD bedroom. 2 piece bath on this level. Could achieve an incredible THIRD FLOOR PRIMARY suite if desired. Private balcony on this level offers CITY views! Set up for future hot tub installation. There is even a fully finished basement space! Offers another BEDROOM, 5th bathroom, flex space, dedicated Wine Room & tons of storage. School at end of the block! The home is steps to Marda Loop, Westhills & LRT. 37th ST revitalization adds new trees, bike paths to North Glenmore Park & downtown + easy access to amenities, dining, coffee shops, shopping, services - creating a vibrant, walkable neighborhood with a feel similar to Marda Loop! It's impossible to describe this incredible home to its full potential w/limited characters! Get downtown or out of town quickly! You TRULY need to SEE this HOME in person! List of upgrades in photo carousel. Book your showing today!