



GRASSROOTS
REALTY GROUP

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2234 36 Street SW
Calgary, Alberta

MLS # A2285736



\$909,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,938 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows		
Inclusions:	Sandbox (backyard)		

**** OPEN HOUSE SAT & SUN 1PM-3PM**** Beautifully appointed semi-detached home ideally located just steps from parks, cafés, schools, and everyday amenities, all just minutes from downtown. Offering 2,813 sq.ft. of total developed living space, this well-designed home combines modern style, thoughtful functionality, and comfortable family living in the heart of Killarney. The bright open-concept main floor is filled with natural light and features engineered wide-plank white oak hardwood flooring throughout. The designer kitchen showcases two-tone cabinetry, quartz countertops, a large island with seating, glass backsplash, and stainless steel appliances. The spacious living room is anchored by a cozy gas fireplace, creating a warm and inviting space for both entertaining and everyday living. A custom glass feature wall separates the main floor to the upper level along with open riser stair case letting in an abundance of natural light, custom built-in cabinetry allows for extra storage to keep everything organized, and a convenient powder room add both seamless living and practicality. Upstairs, the primary suite offers a private retreat with a large walk-in closet and a spa-inspired ensuite complete with a glass shower, deep soaker tub, dual vanities, heated floors and modern finishes. Two additional generously sized bedrooms, a full bathroom, and an upper-level laundry room with additional storage provide excellent functionality for growing families or busy professionals. The fully finished basement expands the living space with a large recreation or media room with wet bar, a fourth bedroom ideal for guests, a home office, or gym, and a full four-piece bathroom. The home is also complete with central Air Conditioning and heated floors in all full bathrooms. Step outside to enjoy the private backyard and patio located just off the kitchen, perfect for seamless

indoor-outdoor living and summer entertaining. The outdoor space is complete with a gas BBQ line, sandbox and access to a detached double garage. Situated in the desirable inner-city community of Killarney, this home offers exceptional walkability to neighbourhood parks, the Killarney Aquatic & Recreation Centre, local shops and caf  s, and favourites like Luke’s Drug Mart. Enjoy quick and convenient access to downtown, major routes, and Mount Royal University. With ongoing redevelopment, strong community character, and excellent amenities, Killarney continues to be one of Calgary’s most sought-after inner-city neighbourhoods.