



**2231 36 Street SW**  
**Calgary, Alberta**

**MLS # A2300767**



**\$879,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
<b>Inclusions:</b>	Built in BBQ		

**OPEN HOUSE SAT 12-2M\*** Your inner-city home awaits. Experience urban living at its finest in this custom-built contemporary residence in the heart of Killarney, offering over 2,400 sq ft of thoughtfully designed living space. The main floor features a distinctive layout that balances bright, open-concept living with a private front dining room—perfect for hosting memorable dinners. Soaring 10-foot ceilings and expansive windows flood the space with natural light, while refined finishes elevate every corner. In the Kitchen you will find a stainless steel appliance package complete with built in oven & gas cooktop for your inner Chef. Shaker cabinetry with glass accents and a built in hood fan provide ample storage, and the central island with designer pendant lighting is the perfect gathering place for the home. A paneled fireplace with crisp shaker detailing anchors the living room, creating a warm and inviting atmosphere. Completing the main level is a functional mudroom with custom millwork and a private 2-piece powder room. Ascend the striking open-riser staircase with a sleek black railing, illuminated by a strategically placed skylight above. The upper level offers three spacious bedrooms, a convenient laundry area, and two full bathrooms. The primary suite is a true retreat, featuring elegant ceiling detail, a fan, and a luxurious 5-piece ensuite with double vanities, a soaker tub, and a walk-in shower. The front bedroom impresses with vaulted ceilings and a rare walk-in closet—an exceptional feature for a secondary bedroom. The fully finished basement expands your living space with a large family room, complete with a built-in bar and electric fireplace—perfect for movie nights or relaxing evenings. A fourth bedroom with an oversized window and concrete window well allows for abundant natural light, complemented by a generous walk-in closet and a 4-piece

bathroom with a walk-in shower. Additional storage, including space beneath the stairs, along with upgrades such as custom window coverings, air conditioning, and central vacuum, add to the home's exceptional functionality. Step outside to a beautifully designed west-facing backyard, ideal for evening entertaining. Enjoy custom landscaping, a built-in BBQ, and a stunning pergola over a rich Balau hardwood deck with integrated planter. A double detached garage provides secure parking and ample storage. All of this is ideally situated on a quiet street in sought-after Killarney—just a 10-minute walk to Westbrook C-Train station and shopping. Enjoy nearby local favorites like Luke's Drug Mart, or take advantage of quick access to major roadways for effortless trips to the mountains. With close proximity to Westhills, Marda Loop, and countless amenities, this turn-key home offers incredible value in an unbeatable location.