

# \$859,000 - 2807 36 Street Sw, Calgary

MLS® #A2190056

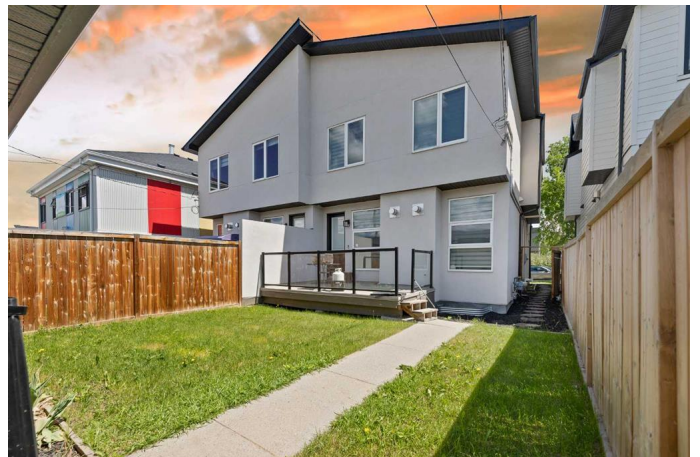
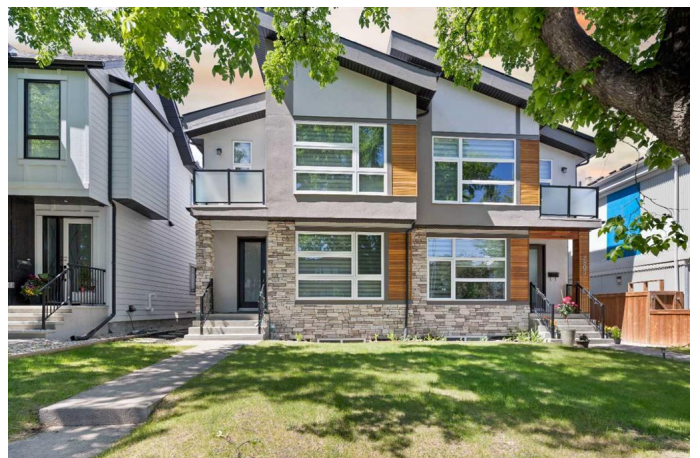
**\$859,000**

4 Bedroom, 4.00 Bathroom, 1,978 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This beautiful two-storey, semi-detached residence, nestled on a quiet sought-after Killarney inner city street, steps from Holy Name School and Killarney School. This custom-built home has been designed and finished with exacting attention from a professional designer are what sets it apart. The exterior finishing (stone, Stucco, Cedar) is a hint of what to expect inside 2600+ sq ft of living space designed to incorporate beauty with functionality having energy efficient lights throughout. Spacious living room with cozy fireplace, 9-foot ceilings on the main floor and a spectacular kitchen with Kitchen aid appliance package and quartz island, plus a huge eating area. Maple staircase. With Pitched roof allows for vaulted wooden ceilings. Loft and stair area. The master bedroom with 11ft Ceiling has a luxurious Ensuite including separate stand-alone shower, stunning oval soaker tub and his & her sinks. The finished basement is great for hosting oversized rec room with built-in media hutch, wet bar & 4th bed/bath for guests. Step outside to the sun-drenched west-facing backyard, complete with Deck—ideal for enjoying those balmy summer evenings. The property also includes a double detached garage that is both insulated and drywalled, enhancing comfort and convenience. SELLER CAN HELP IN FINANCING IF BUYER REQUIRES. PLEASE CONTACT FOR MORE DETAILS

Built in 2018



## Essential Information

MLS® #	A2190056
Price	\$859,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,978
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2807 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2Z9

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Crown Molding, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, ENERGY STAR Qualified Refrigerator, Freezer, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	48
Zoning	RCG

### **Listing Details**

Listing Office	Creekside Realty
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