

# \$915,000 - 2637 36 Street Sw, Calgary

MLS® #A2228568

**\$915,000**

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

\*\*\* PRICE REDUCED BELOW REPLACEMENT VALUE \*\*\* OPEN HOUSE SATURDAY JUNE 28 : 12:00 - 2:00 PM \*\*\* AMAZING LAYOUT & FEATURES | 10 FT CEILINGS + 8 FT DOORS & CLOSETS 2740 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | INDOOR/OUTDOOR SPEAKERS | XL WEST FACING BACKYARD | 120 FT DEEP LOT | AIR CONDITIONING | \*Welcome Home\* As you enter, you're greeted by a tall front door with 10-foot ceilings, hardwood floors, and bright & airy open concept space with an exceptional layout (SEE FLOOR PLAN IN PICS) . This home has the ideal infill layout & features: tall ceilings, tall doors, private foyer & back mudroom, long island, gas stove, stainless steel appliances, spacious dining and living spaces, AMAZING FOR ENTERTAINING GUESTS, Indoor / Outdoor speakers, big bedrooms, built in closets, A/C, Vacuflo, sliding doors to the amazing west-facing extra long backyard & a powder room steps down from main floor w/ extra tall ceilings privacy. With 4 bedrooms, 3.5 bathrooms & 2740 sq.ft of living space, there is room for a family to grow. The upper and lower floors both have 9ft ceilings + vaults and the 8-foot doors throughout the home enhance a sense of openness, making every room feel grand and spacious. Off the kitchen, the mudroom provides access to the private, fenced yard, where you'll find a large patio, pergola, great landscaping, and a double detached garage. Upstairs, the wide staircase



leads to three beautifully appointed bedrooms, a full-sized laundry room, and a spa-like main bath. The primary suite is a sanctuary, featuring a large walk-in closet and an opulent ensuite with heated floors, a jetted tub, and an elegant walk-in glass shower. The fully finished lower level offers flexibility with a spacious rec room, custom wet bar, a fourth bedroom, and an additional full bath—ideal for guests, a home office, or extended family. Great combination of luxury, space, and location, don't come around often in Killarney under 950k! \*Added Bonus\* The lot next door will be a 4 plex and will complete the new modern gentrified look that this side of the street needs on the corner & adding the perfect layer of privacy from 26 Avenue of this particular home.

Built in 2017

### Essential Information

MLS® #	A2228568
Price	\$915,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2637 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 2Z7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	June 6th, 2025
Days on Market	23
Zoning	H-GO

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.