

# \$1,399,000 - 2627 36 Street Sw, Calgary

MLS® #A2204233

**\$1,399,000**

5 Bedroom, 4.00 Bathroom, 2,437 sqft

Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning 5 bedroom, 3.5 bathroom home offering over 3,440 sq. ft. of meticulously designed living space on a rare inner city lot with a west-facing backyard.

Thoughtfully crafted with high-end finishes and exceptional functionality, this home is perfect for families! Step into the chef-inspired kitchen featuring quartz countertops, a built-in gas stovetop, built-in oven and microwave, an oversized island, and a double-wide refrigerator, this kitchen is a true showstopper. A walk-in pantry ensures ample storage, while oversized windows flood the main floor with natural light. Cozy up in the living room that is enhanced by a tiled fireplace with custom mantle & built ins. The massive mudroom is designed for seamless organization, offering plenty of storage to keep everything in place. A wide feature staircase with modern spindles, leads to the upper level, where you'll find the primary retreat—a serene escape with a spa-like ensuite featuring a soaker tub, oversized shower, and double vanity. This level also boasts 2 additional spacious bedrooms, a bonus room, and a convenient and well organized upper-floor laundry room. Downstairs, the fully developed basement redefines lower-level living with 9-ft ceilings, a large rec room with built-ins, a wet bar, 2 large bedrooms, a full bathroom, and more! Additional features include a double detached garage, central A/C, upgraded window coverings and low maintenance landscaping. If you've ever experienced infills that felt too



narrow, this home will be a game-changerâ€™wide, bright, and beautifully designed. Donâ€™t miss outâ€™schedule your private showing today!

Built in 2022

**Essential Information**

MLS® #	A2204233
Price	\$1,399,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,437
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2627 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	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In
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	Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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