

\$734,990 - 2424 36 Street Sw, Calgary

MLS® #A2111913

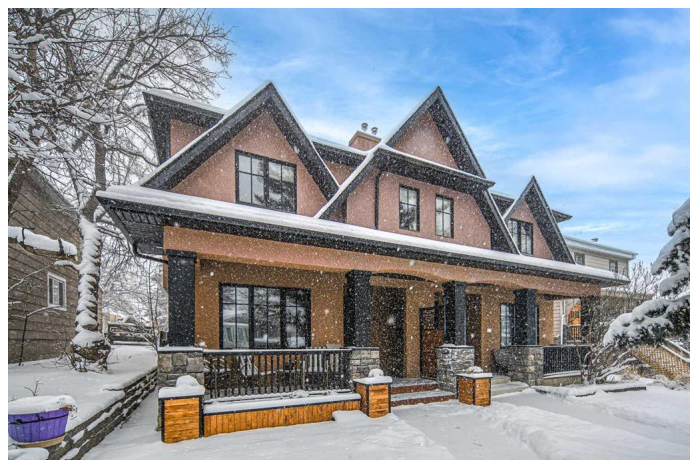
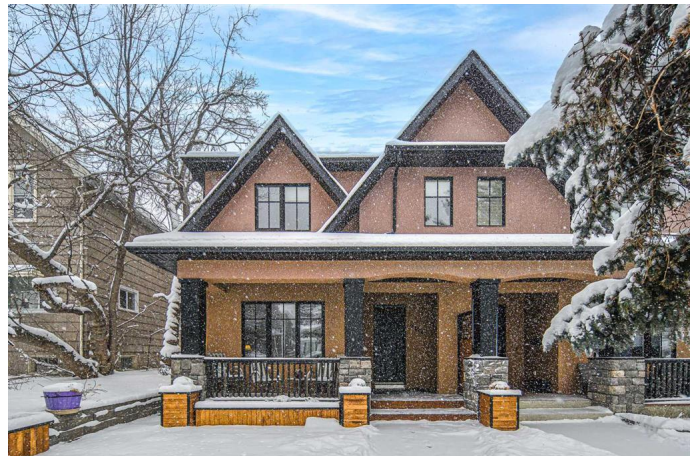
\$734,990

3 Bedroom, 3.00 Bathroom, 1,774 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this home nestled in the heart of Killarney, immaculately updated two-story home is a true gem. From the moment you step inside, you're greeted by stylish flooring that seamlessly flows throughout the open-concept main floor, adorned with high ceilings that create an airy and inviting atmosphere. The kitchen boasts granite countertops, a convenient breakfast bar, and a stylish tiled backsplash. Warm up by the cozy gas fireplace in the inviting living room, or transform the front office into your personal sanctuary. Upstairs, the private master bedroom awaits, complete with a generously-sized walk-in closet and a lavish 4-piece ensuite featuring a jetted tub and a skylight. Accommodate guests effortlessly with two additional bedrooms, roughed-in plumbing for the washer and dryer, and a well-appointed 4-piece bathroom. Upper floor offers another choice of laundry set with roughed in ready. The fully developed basement is an entertainer's paradise, offering a large family room, a practical wet bar area, a gas fireplace, laundry room, and a private sound proofed den/office space for versatile use. With the added convenience of a double detached garage, parking and storage are never an issue. Embrace the charm of the newly landscaped front yard and enjoy leisurely moments on the charming front veranda. Retreat to your secluded backyard oasis, perfect for hosting gatherings or relishing in moments of tranquility. Proximity to schools,



amenities, and public transportation makes this home an ideal choice.

Built in 2002

Essential Information

MLS® #	A2111913
Price	\$734,990
Sold Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,774
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2424 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Skylight(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Range, Microwave, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 3rd, 2024
Date Sold	March 11th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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