

\$1,050,000 - 2825 36 Street Sw, Calgary

MLS® #A2132914

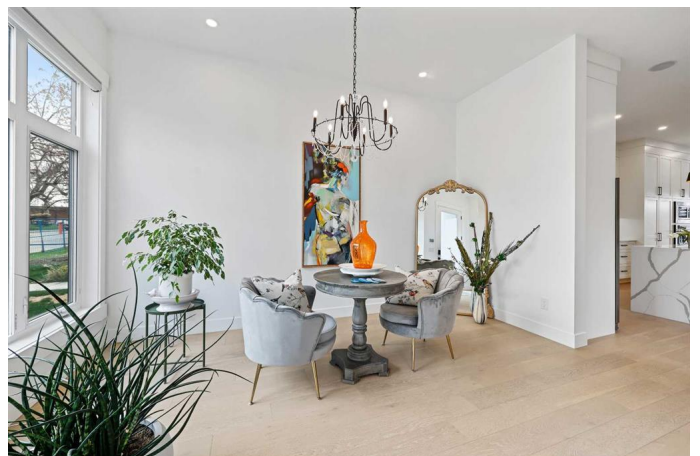
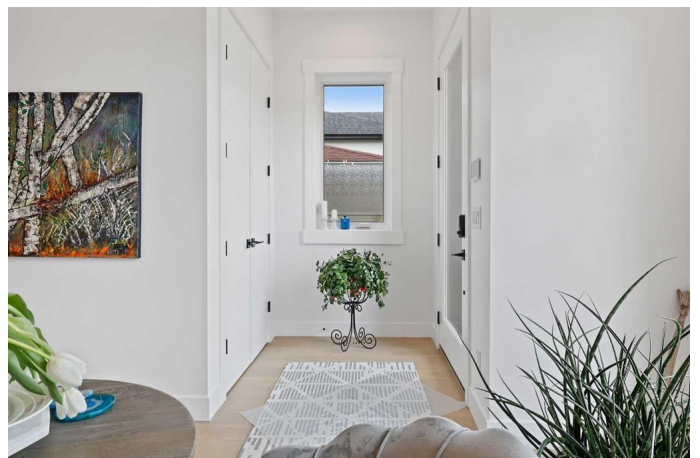
\$1,050,000

4 Bedroom, 4.00 Bathroom, 1,922 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Nestled in the vibrant neighbourhood of Killarney, this home is the epitome of inner-city living. Perfect for any family with its wealth of amenities, including nearby shops and cafes such as Francesco's and Lukes drug mart, convenience is no afterthought! Nearby you will also find Top-rated schools and an abundance of parks all within walking distance. In addition, its close proximity to downtown will make commuting feel effortless. Upon entering the home, pride of ownership is evident with its well-thought out upgrades, features and attention to detail. You'll be greeted by expansive 10-foot ceilings, enhancing the home's brightness and grandeur, complemented by upgraded designer lighting fixtures throughout. The kitchen is a chef's dream, showcasing kitchenAid stainless steel appliances, an impressive 11-foot kitchen island, under cabinet lighting, and a dedicated spice cabinet for culinary enthusiasts. The fireplace, bathrooms, and kitchen feature large Italian slab tile, to give a touch of sophistication to every corner. LED lights line the main floor and stairs, guiding your way while providing modern flair. Upstairs, the hardwood floors continue to provide beauty, while the heated floors in the primary bathroom will certainly help keep you cozy. The primary bedroom boasts vaulted ceilings that provide natural light and leave the space feeling open. Throughout the home, smart dimmers create the perfect ambiance, while a built-in speaker system ensures you can jam



out to your favorite songs at any moment. Furthermore, custom high-end remote blinds and central air conditioning will also make you feel comfortable all year round. The basement retreat contains nine-foot ceilings creating an inviting atmosphere for relaxation and entertainment. The space features a convenient bar fridge and wet bar, perfectly suited for mixing drinks and serving refreshments. Rest assured with additional features designed for your peace of mind and convenience, including tankless water on demand, a heated spray foam insulated garage, and a comprehensive security system! With over \$50,000 invested in landscaping, both the front and back of this property have been transformed into serene retreats, inviting you to relax and enjoy nature's beauty. Don't wait until it's gone, book in your viewing today!

Built in 2022

Essential Information

MLS® #	A2132914
Price	\$1,050,000
Sold Price	\$1,027,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,922
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2825 36 Street Sw
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Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2Z9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Side By Side

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 12th, 2024
Days on Market	27
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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