

\$889,900 - 2640 36 Street Sw, Calgary

MLS® #A2154364

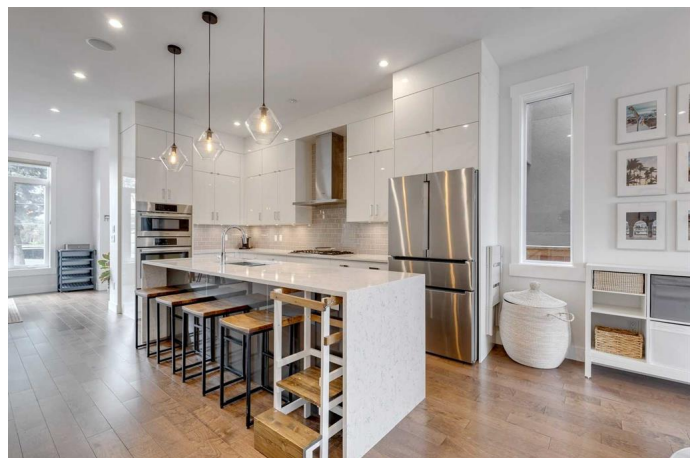
\$889,900

4 Bedroom, 4.00 Bathroom, 1,824 sqft

Residential on 0.06 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to Inner City living at its finest! This is your opportunity to own this well designed, contemporary semi detached infill located in the highly sought after and well connected community of Killarney. Step inside and discover a beautiful blend of stylish, yet functional space, with loads of natural light. Stunning upgrades include flat painted 10ft ceilings and hardwood flooring throughout the main floor, glass railings, modern white gloss, flat panel, full height cabinetry with complimentary grey tone on the island and a white quartz waterfall countertop. High end stainless steel Bosch appliances including built-in oven and microwave, 5 burner gas cooktop, chimney hood fan and counter depth fridge. This kitchen sparkles! The main floor space is designed with flexibility and entertaining in mind, with each room (flex room, kitchen, dining and living room) flowing from one to another, catering to your needs. The living room centers around a beautiful stone faced fireplace and custom built in cabinetry, offering a cozy atmosphere for relaxing. Upstairs you'll find natural light beaming in from the skylights, a beautiful master retreat with custom cabinetry in the walk in closet and a spa inspired ensuite including a soaker tub, dual sinks and a large stand up shower. Down the hall are 2 additional bedrooms (one of which has a large walk in closet and patio doors overlooking the front yard), a spacious 4pc bath and laundry room with its own sink. Downstairs, you'll



find a large open rec. room with built in wet bar, a full bathroom, large 4th bedroom for when guests come for a visit, and an additional "flex" room, perfect for a home gym / office space / play room or whatever your heart desires. The backyard offers great additional space for entertaining in the summer, with a large composite deck, a gas line for BBQ / fire table or both, grass to make the kids or 4-legged friends happy and direct access to your double detached garage.

Other notable upgrades include central air conditioning and custom window coverings throughout. Killarney is a prime inner city neighbourhood offering easy access to major roadways (Crowchild, Bow Trail, 17th Ave), short distance to downtown and walking distance to amenities, such as the Killarney Aquatic & Rec. Center, Playgrounds, Schools, C-train, restaurants, shopping and so much more. You don't want to miss this one!

Built in 2018

Essential Information

MLS® #	A2154364
Price	\$889,900
Sold Price	\$887,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,824
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2640 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z8

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Paved
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 12th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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