

# \$759,000 - 2802 36 Street Sw, Calgary

MLS® #A2160951

**\$759,000**

4 Bedroom, 4.00 Bathroom, 1,922 sqft

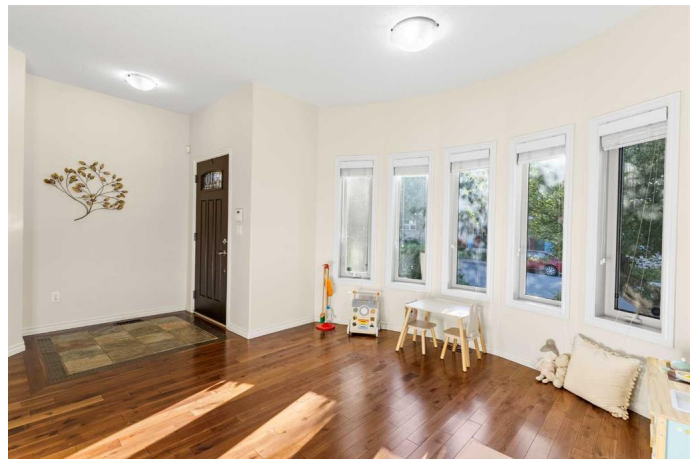
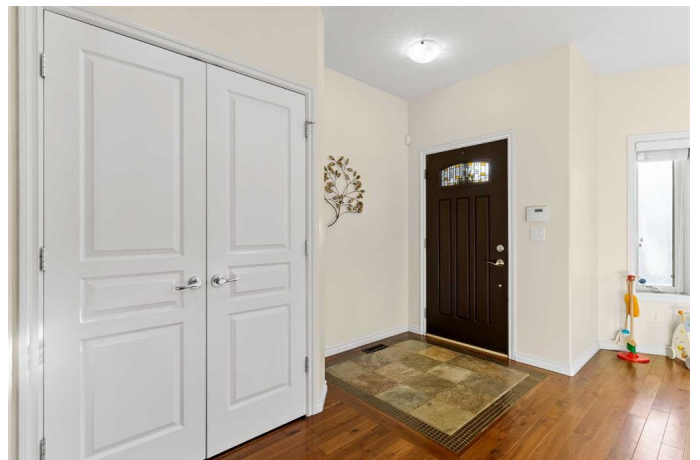
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to Inner City living at its finest! Introducing this beautiful two-story home situated in the highly sought-after inner city community of Killarney. Step inside and discover a beautiful blend of stylish, yet functional space, with loads of natural light. Stunning upgrades include quartz counters, hardwood flooring throughout the main floor, and stainless steel appliances. The main floor offers a versatile den/office, adding flexibility to your lifestyle. A great kitchen with a corner pantry and a large island. The living room centers around a beautiful fireplace, offering a cozy atmosphere for relaxing. The backyard is garden-like and adds great private space for summer entertaining, and direct access to your double detached garage. With a total of 4 bedrooms – 3 on the upper level and 1 in the basement – the master suite stands out for its impressive size, complete with a walk-in closet and a lavish 5-piece ensuite bath featuring his and her sinks. Killarney is a prime inner city community offering easy access to major roadways, a short distance to downtown and a 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 2007

## Essential Information



MLS® #	A2160951
Price	\$759,000
Sold Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,922
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	2802 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Bar, Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, Jetted Tub, Pantry, Recessed Lighting, Soaking Tub, Storage, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Electric Stove, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room

Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior Features	Permeable Paving, Private Yard
Lot Description	Corner Lot, Back Lane, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 11th, 2024
Date Sold	September 29th, 2024
Days on Market	18
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Complete Realty
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