

\$815,000 - 2622 36 Street Sw, Calgary

MLS® #A2162702

\$815,000

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Residential on 0.07 Acres

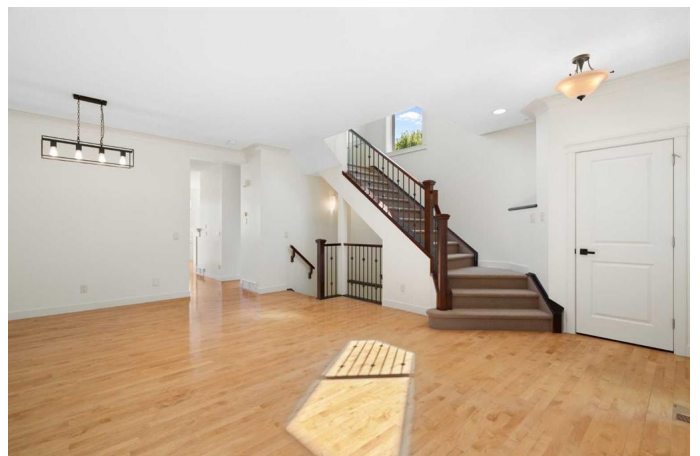
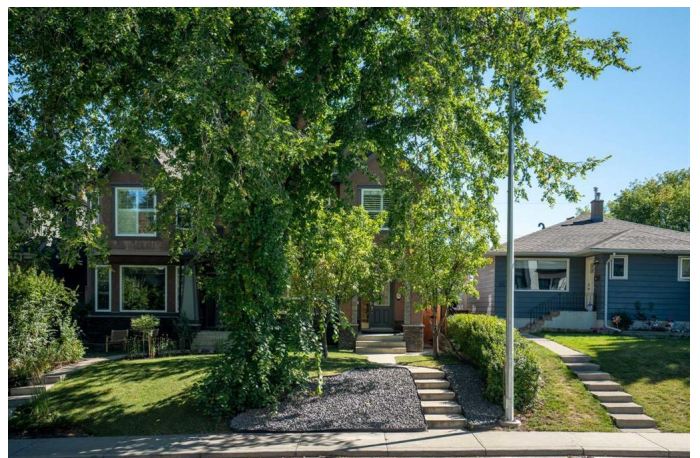
Killarney/Glengarry, Calgary, Alberta

Welcome to your dream retreat in the heart of Killarney, Calgary's™s coveted neighborhood. Situated on a serene, tree-lined street, this home seamlessly blends charm, convenience, and modern sophistication.

Just 10 minutes from Downtown Calgary & less than 5 mins drive to Walmart, Superstore, Westbrook C-Train. This prime location offers effortless access to playgrounds, parks, tennis courts, top-rated daycares, Killarney public schools, and local gems like Inglewood Pizza and Francesco's™s Caf ©.

The front yard, adorned with elegant crabapple trees, sets a welcoming tone. Inside, discover a meticulously maintained home with fresh paint, updated kitchen, and stylish fixtures throughout, all at an extraordinary value. The main floor features a bright living area illuminated by an expansive side window, making it the heart of the home. Upstairs, enjoy three spacious bedrooms, an upper-level laundry room, and two full bathrooms. The primary suite is a luxurious retreat with a sumptuous ensuite and soaker tub.

The basement includes 350 sq ft (developed) of versatile space with built in speaker system for home theater / entertainment area or playroom, plus an additional 300+ sq ft (undeveloped) that can be used as a gym space or can be easily transformed into another bedroom with a bathroom. Highlights



include sturdy blinds, built-in basement speakers with a large showcase, and central air conditioning.

Outside, a fenced backyard with a private deck and multiple gas hookups creates the perfect outdoor oasis for summer enjoyment. With a 2-car garage and paved lane, this home truly has it all.

Built in 2006

Essential Information

MLS® #	A2162702
Price	\$815,000
Sold Price	\$808,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2622 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 17th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	J Capital Realty
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