

\$888,000 - 2619 36 Street Sw, Calgary

MLS® #A2164009

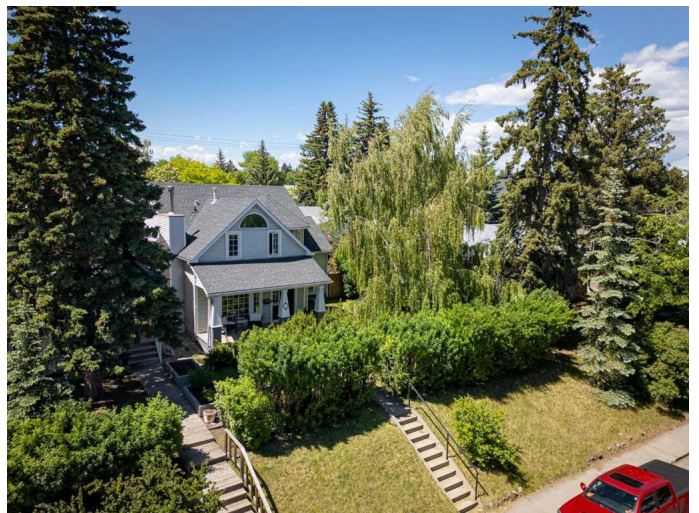
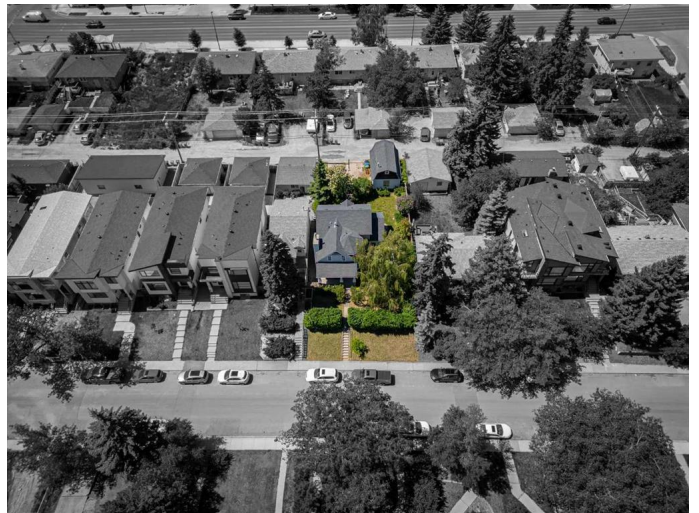
\$888,000

3 Bedroom, 3.00 Bathroom, 1,803 sqft

Residential on 0.15 Acres

Killarney/Glengarry, Calgary, Alberta

INNER CITY KILLARNEY OASIS | 2 STOREY DETACHED HOME | 53 x 120 FT LOT | R-CG ZONED | INFILL ROW | PRIME LOCATION & SIZE OF LOT | EXTREME PRIVACY | MATURE FOLIAGE | LOVELY GARDEN SURROUNDING PROPERTY | *ULTIMATE HOLDING PROPERTY* - LIVE IN, RENT OUT OR REDEVELOP | Unique properties like this do not come along often. Fully reconstructed home from studs in 1997 with brand new Mechanicals, Electrical and Plumbing, as well as cosmetic upgrades throughout the years & new furnace + A/C - this home embodies true classic/modern charm. Located in the Heart of Killarney on a beautiful treed and landscaped 6362 sqft lot. This home is almost too nice to tear down, but sits on a perfect lot to build a 3000+ sq foot home, duplex, or 4 plex. Wonderful family home with an amazing yard but can also easily be subdivided and re-developed at a later date. As you walk past the mature foliage and onto the cozy front porch, a large formal living room welcomes you complete with large windows, wood burning fireplace, and gleaming hardwood floors throughout - a lovely room to entertain. The kitchen is bright and spacious with a walk-in pantry, island, granite counters, custom cabinetry, gas stove, SS appliances & a large nook area leading to the west facing back yard. A generous family room off the kitchen is a great place for the kids, and is flooded with western sun but also complete with a patio door to the front/side yard. The



upper level features 3 large bedrooms and a den with a spacious primary bedroom boasting vaulted ceilings, walk in closet, large ensuite with separate shower / tub & heated floors. On this top level you will find two additional bedrooms and a full bath, as well as a cozy den/bonus room which could easily be repurposed as a 4th small bedroom. The lower level is complete with a large rec room, laundry and flex space which can easily be made into a fourth bedroom. A wine room /cellar could easily be added. The superb west facing yard is fully landscaped with amazing perennials (abundance of peonies) with year round sun! An amazing original but functional barn/garage space from 1914 completes the back yard charm and features a second story hay loft. This would be a great space to have an office/gym or studio space. There is plenty of room to build a new 3 car garage, and still enjoy lots of yard space, A tremendous opportunity to own a classic, fully updated home on a fantastic park-like, inner-city lot.

Built in 1997

Essential Information

MLS® #	A2164009
Price	\$888,000
Sold Price	\$888,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,803
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2619 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z7

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, Single Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 20th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.