

# \$1,299,999 - 2633 36 Street Sw, Calgary

MLS® #A2203495

**\$1,299,999**

5 Bedroom, 4.00 Bathroom, 2,462 sqft

Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2633 36 Street SW in the highly desirable community of Killarney/Glengarry. This luxury infill offers over 3300 sqft of developed space with 5 bedrooms and 4 bathrooms, situated on a 30' wide lot. The main floor consists of a dining room, kitchen, living room, mudroom & powder room. Highlights of the home include beautiful engineered hardwood floors, 10' ceilings, stone countertops, a 48" fireplace and luxury appliances. Upstairs you will find 3 bedrooms, an office/flex room, laundry, and 2 full baths. The Primary bedroom has a huge walk-in closet and a 5 piece en-suite with heated floors, glass shower & soaker tub. The basement has been fully developed with 2 more bedrooms, a 4 piece bathroom, a full wet-bar, & entertainment area. Outside is a fully landscaped yard, with future deck and an oversized double detached garage with separate electrical panel. 10 Year New Home Warranty. Ready for immediate possession. FEATURES INCLUDE: 10' CEILINGS, HARDWOOD FLOORS, QUARTZ COUNTERTOPS, LUXURY APPLIANCES, GAS FIREPLACE, WET-BAR, INSULATED DOUBLE DETACHED GARAGE - Yard will be landscaped, poured sidewalks and rear patio/deck.

Built in 2024

## Essential Information



MLS® #	A2203495
Price	\$1,299,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,462
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2633 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Brick, Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	86
Zoning	H-GO

## Listing Details

Listing Office	RE/MAX Realty Professionals
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