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

MLS® #A2203495

### \$1,299,999

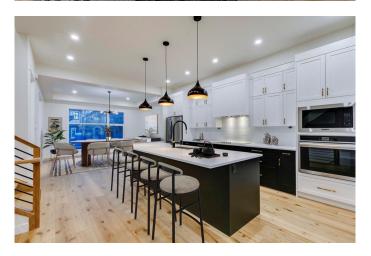
5 Bedroom, 4.00 Bathroom, 2,462 sqft Residential on 0.09 Acres

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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