# \$1,149,000 - 2632 36 Street Sw, Calgary

MLS® #A2254238

\$1,149,000

5 Bedroom, 4.00 Bathroom, 1,996 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

EXTENDED BASEMENT!! Welcome to one of Killarnev's most exceptional homes â€" a brand new infill offering nearly 2,000 SqFt of beautifully designed living space. Here, elevated style meets everyday comfort in one of Calgary's most sought-after inner-city neighbourhoods. Thoughtfully crafted for both daily living and upscale entertaining, this home combines modern design, an intelligent open-concept layout, and unmatched functionality into one remarkable package. As you step inside, a beautiful formal dining area sets the tone for the home, flowing seamlessly into the gourmet kitchen anchored by a striking 12-foot quartz island. Designed for both relaxed mornings and upscale gatherings, this kitchen is a space where style and practicality come together effortlessly. Across from the kitchen, a bright and versatile home office offers the perfect place to focus or create. Beyond, the inviting living room showcases a cozy fireplace â€" perfect for those cold Calgary winters â€" and glass patio doors that open to a large rear deck, creating a smooth transition between indoor and outdoor living. A built-in mudroom with generous storage and a chic, tucked-away powder room add thoughtful functionality to the main level. Upstairs, the primary suite is a light-filled retreat with a vaulted ceiling, walk-in closet, and a spa-inspired ensuite featuring beautifully patterned floors, dual sinks, and a freestanding tub. Two additional bedrooms, a stylish main bath, and a conveniently located







laundry room complete the upper level. Downstairs the extended LEGAL BASEMENT SUITE (pending final approval by the city) is a standout feature, offering even more flexibility with a bright and spacious area. This level includes a full kitchen, open living area, two private bedrooms, a flex room, and dedicated laundry room. Whether envisioned as an income-generating opportunity, a comfortable space for multi-generational living, or an inviting private retreat for guests, this space offers unmatched versatility without compromising style. The property is complete with a double detached garage and is ideally situated on a paved back alley, offering both convenience and functionality. With its elegant finishes, well-planned layout, abundant natural light, and a location just steps from parks, schools, amenities and quick connections to downtown, this home is more than just beautiful â€" it's a smart investment in style, comfort, and long-term value.

#### Built in 2025

#### **Essential Information**

MLS® # A2254238 Price \$1,149,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,996
Acres 0.07
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2632 36 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2Z8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator,

Washer

Heating Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Full

### **Exterior**

Exterior Features Private Yard
Lot Description Interior Lot

Roof Asphalt Shingle Construction See Remarks

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 4th, 2025

Days on Market 61

Zoning H-GO

## **Listing Details**

Listing Office The Real Estate District

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