



# 2625 36 Street Calgary Alberta

\$1,249,900

Better than new!!!! Proudly presenting PREMIUM built two-storey with luxury upgrades and finishes. This professionally designed 2-storey includes four bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage with 220V for electric vehicles. On the main floor, this stunning home boasts an office/den with a floor-to-ceiling glass door, a luxury kitchen with high ends appliances, a living room with a gas fireplace, and a mud room at the rear entrance. Upstairs leads to a primary bedroom with a luxurious 5pc ensuite with a heated floor and massive walk-in closet, two spacious bedrooms, 4pc bath and laundry room. Heated in-floor basement has flex/exercise room, very spacious recreation room with wet bar, 4th bedroom and 4 pc bath. Fully fenced and landscaped. This home is truly a luxury, stunning home that provides 3,452 sq ft of total finished living space with all tile, vinyl hardwood flooring throughout, no carpet, central air conditioning, and the list goes on. Experience this modern functional, designed and elevated with contemporary and luxurious upgrades and finishings of inner city living in the highly coveted community of Killarney that has all the amenities nearby. (id:6769)

Primary Bedroom 7.54 M x 3.63 M  
 Bedroom 3.66 M x 3.02 M  
 Bedroom 3.56 M x 2.95 M  
 Laundry room 2.46 M x 1.57 M  
 4pc Bathroom 2.95 M x 1.57 M  
 5pc Bathroom 4.90 M x 3.48 M  
 Bedroom 4.57 M x 3.20 M  
 Exercise room 3.40 M x 2.77 M  
 Recreational, Games room 6.27 M x 6.27 M

Storage 3.12 M x 1.17 M  
 4pc Bathroom 3.35 M x 1.57 M  
 Kitchen 5.23 M x 3.38 M  
 Den 4.14 M x 2.82 M  
 Dining room 5.23 M x 3.91 M  
 Living room 5.00 M x 4.29 M  
 Foyer 3.33 M x 2.51 M  
 Other 3.63 M x 1.45 M  
 2pc Bathroom 1.47 M x 1.52 M

Listing Presented By:



Originally Listed by:  
 Royal LePage Mission Real Estate



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