



## 2633 36 Street Calgary Alberta

\$1,380,000

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. (id:6769)

Primary Bedroom 16.08 Ft x 20.08 Ft

Bedroom 10.42 Ft x 12.00 Ft

Bedroom 11.17 Ft x 12.00 Ft

Office 15.08 Ft x 12.83 Ft

5pc Bathroom Measurements not available

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Bedroom 10.75 Ft x 11.83 Ft

Bedroom 9.33 Ft x 11.92 Ft

Recreational, Games room 20.42 Ft x 14.50 Ft

4pc Bathroom Measurements not available

Dining room 15.00 Ft x 13.67 Ft

Kitchen 15.50 Ft x 19.75 Ft

Living room 17.83 Ft x 17.00 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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