



2637 36 Street Calgary Alberta

\$869,000

*** BEST VALUE IN KILLARNEY - OFFERED BELOW REPLACEMENT VALUE *** AMAZING LAYOUT & FEATURES | 10 FT CEILINGS + 8 FT DOORS & CLOSETS 2740 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | INDOOR/OUTDOOR SPEAKERS | XL WEST FACING BACKYARD | 120 FT DEEP LOT | AIR CONDITIONING | *Welcome Home* As you enter, you're greeted by a tall front door with 10-foot ceilings, hardwood floors, and bright & airy open concept space with an exceptional layout (SEE FLOOR PLAN IN PICS) . This home has the ideal infill layout & features: tall ceilings, tall doors, private foyer & back mudroom, long island, gas stove, stainless steel appliances, spacious dining and living spaces, AMAZING FOR ENTERTAINING GUESTS, Indoor / Outdoor speakers, big bedrooms, built in closets, A/C, Vacuflo, sliding doors to the amazing west-facing extra long backyard & a powder room steps down from main floor w/ extra tall ceilings privacy. With 4 bedrooms, 3.5 bathrooms & 2740 sq.ft of living space, there is room for a family to grow. The upper and lower floors both have 9ft ceilings + vaults and the 8-foot doors throughout the home enhance a sense of openness, making every room feel grand and spacious. Off the kitchen, the mudroom provides access to the private, fenced yard, where you'll find a large patio, pergola, great landscaping, and a double detached garage. Upstairs, the wide staircase leads to three beautifully appointed bedrooms, a full-sized laundry room, and a spa-like main bath. The primary suite is a sanctuary, featuring a large walk-in closet and an opulent ensuite with heated floors, a jetted tub, and an elegant walk-in glass shower. The fully finished lower level offers flexibility with a spacious rec room, custom wet bar, a fourth bedroom, and an additional full bath--ideal for guests, a home office, or extended family. Great combination of luxury, space, and location, don...

Recreational, Games room 18.92 Ft x 12.08 Ft

Other 7.00 Ft x 5.00 Ft

Bedroom 12.17 Ft x 10.42 Ft

4pc Bathroom 9.67 Ft x 4.83 Ft

Furnace 16.50 Ft x 6.25 Ft

Living room 15.67 Ft x 13.33 Ft

Other 5.58 Ft x 4.92 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

Primary Bedroom 12.92 Ft x 12.58 Ft

Other 8.92 Ft x 5.42 Ft

5pc Bathroom 14.75 Ft x 6.92 Ft

Bedroom 12.00 Ft x 9.75 Ft

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Listing Presented By:



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RE/MAX House of Real Estate



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Kitchen 16.67 Ft x 9.50 Ft

Dining room 12.75 Ft x 10.08 Ft

Foyer 6.67 Ft x 5.83 Ft

Bedroom 14.17 Ft x 9.83 Ft

Laundry room 8.92 Ft x 6.17 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft