

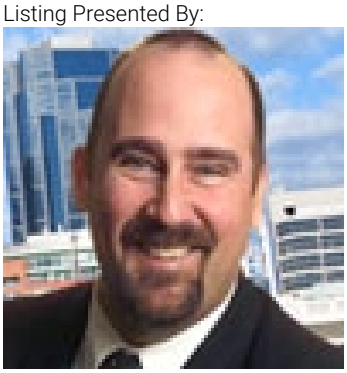
1918 36 Street Calgary Alberta

$749,900

Welcome to 1918 36 Street SW, a distinctive inner-city residence offering exceptional space, flexibility and character in Killarney/Glengarry. Framed by mature trees and a stone-accented exterior, this three-storey, duplex-style home provides 2,235 sq. ft. above grade plus approximately 675 sq. ft. of developed basement space, nearly 2,910 sq. ft. across four finished levels.The bright, open main floor features wide-plank flooring, a gas fireplace and extensive built-in storage, including a practical front entry with cabinetry, drawers and bench seating. The contemporary white kitchen offers abundant cabinetry, stainless steel appliances, generous counter space, a tiled backsplash and a large central island with seating. The adjoining living and dining areas are ideal for everyday life and entertaining. A rear door opens to a fenced, low-maintenance outdoor retreat sheltered by a canopy of mature trees, with patio space for relaxing, dining or play.The second floor offers two spacious bedrooms, including one with French doors opening to a private, tree-lined balcony. The five-piece bathroom provides two separate vanity areas, a soaker tub and shower. A generously sized laundry room with a sink, cabinetry and natural light adds everyday convenience.The entire upper floor is dedicated to an impressive primary retreat measuring approximately 21' x 21'. Arched windows, hardwood flooring and architectural ceiling lines give this level a character of its own. There is room for a king-sized bed, sitting area, fitness space and substantial home office. A large walk-in closet with custom organizers and a private five-piece ensuite with two sinks, a deep soaker tub and separate shower complete this remarkable space.The developed basement expands the home's versatility with a recreation area, flex room, four-piece bathroom and bright kitchenette-style area with cabinetry, sin...

Bedroom 10.25 Ft x 14.33 Ft
Bedroom 11.92 Ft x 12.75 Ft
Laundry room 6.67 Ft x 10.42 Ft
5pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Other 5.25 Ft x 7.25 Ft
Storage 6.33 Ft x 9.00 Ft
Other 5.33 Ft x 9.00 Ft
Other 9.25 Ft x 12.08 Ft
Living room 13.58 Ft x 14.58 Ft
Kitchen 9.67 Ft x 12.33 Ft
Dining room 7.50 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

http://www.guycooley.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 9.75 Ft x 10.00 Ft

Family room 9.00 Ft x 10.08 Ft

Other 8.67 Ft x 10.25 Ft

Furnace 7.75 Ft x 9.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 21.00 Ft x 21.58 Ft

5pc Bathroom Measurements not available