

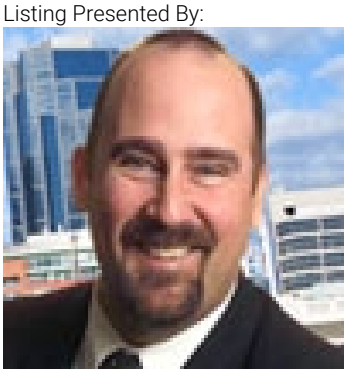
2026 36 Street Calgary Alberta

$1,150,000

Welcome to this exceptional newly built four-bedroom residence in the highly desirable inner-city community of Killarney. Ideally positioned on a quiet street, this thoughtfully designed home offers over 2,800 sq. ft. of finished living space, combining elevated contemporary design with functionality for modern family living. The main level immediately impresses with soaring nine-foot ceilings, wide-plank oak flooring, oversized windows, and an abundance of natural light. The open-concept design creates a seamless connection between the dining area and beautifully appointed kitchen, which features quartz countertops, an expansive waterfall island with seating, custom cabinetry, and a premium stainless steel appliance package. The adjoining living room offers a warm and inviting setting with floor to ceiling feature fireplace and custom built-ins providing both architectural appeal and practical storage. A well-appointed mudroom and stylish powder room complete the main floor. Upstairs, the spacious primary suite provides a private retreat, complete with a striking feature wall and comfortable sitting area. The luxurious ensuite features heated flooring, dual vanities, a freestanding soaker tub, and an oversized glass shower, while the generous walk-in closet offers excellent storage. Two additional well-proportioned bedrooms, a full bathroom, and a dedicated laundry room with sink and additional storage complete the upper level. The fully developed basement extends the home's living space and versatility, offering rough-ins for in-floor heating, a large recreation room with wet bar, a fourth bedroom, full bathroom, and an additional flexible bonus room ideal for a home office, gym, playroom, or guest accommodations. Additional features include oversized interior doors, air-conditioning rough-ins, a private backyard with deck, and a detached double garage. This prim...

Bedroom 14.50 Ft x 9.67 Ft
Recreational, Games room 14.50 Ft x 17.33 Ft
Den 7.58 Ft x 10.42 Ft
Other 7.92 Ft x 4.92 Ft
Furnace 7.33 Ft x 6.08 Ft
4pc Bathroom Measurements not available
Dining room 11.58 Ft x 13.00 Ft
2pc Bathroom Measurements not available
Primary Bedroom 15.92 Ft x 11.67 Ft
Bedroom 10.17 Ft x 14.25 Ft
Bedroom 12.50 Ft x 10.83 Ft
Laundry room 8.33 Ft x 5.25 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 16.00 Ft x 19.92 Ft

Living room 13.17 Ft x 18.67 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available