



2227 36 Street Calgary Alberta

\$1,250,000

Welcome to The Killarney Collection in SW Calgary--thoughtfully crafted on a quiet street, this fully upgraded duplex infill offers a refined balance of scale, texture, and modern comfort. From the moment you arrive, the home makes a striking first impression with its sleek, contemporary exterior, pairing oversized triple-pane windows for abundant natural light with warm natural tones of metal cladding, stucco accents, and brick detailing. Inside, 10-foot main floor ceilings create a grand sense of arrival, setting the tone for the interior designer-curated colour palette carried throughout the home. Every detail has been intentionally explored, with the heart of the main floor anchored by a chef-inspired gourmet kitchen. Featuring a premium Bosch appliance package, fully custom-painted cabinetry, and an oversized waterfall granite island, the space effortlessly blends luxury with everyday functionality. A dedicated front dining room offers a warm setting for gatherings, while the rear living room provides a more intimate retreat, centered around a full feature-wall gas fireplace--perfect for evenings spent unwinding. Thoughtful storage solutions are seamlessly integrated, including built-ins at the entry and a fully custom mudroom at the rear, ensuring every inch of space is maximized. Ascending to the upper level, subtle design moments continue to impress, with a full wood feature wall, custom stair lighting, and luxury wide-plank hardwood flooring flowing continuously throughout both the main and upper levels for a seamless transition. The oversized primary bedroom is a true sanctuary, showcasing a vaulted and peaked ceiling design with expansive windows that welcome morning light. The spa-inspired ensuite features a dual vanity, an expansive full-tile shower, and a calming, private retreat. Two additional bedrooms offer generous proportions, each complete with cu...

4pc Bathroom 5.92 Ft x 8.50 Ft

Bedroom 10.08 Ft x 11.42 Ft

Bedroom 13.83 Ft x 10.33 Ft

Kitchen 10.08 Ft x 8.25 Ft

Laundry room 5.92 Ft x 5.75 Ft

Recreational, Games room 12.83 Ft x 14.83 Ft

Kitchen 15.75 Ft x 19.50 Ft

Living room 14.08 Ft x 13.83 Ft

Other 7.00 Ft x 12.33 Ft

5pc Bathroom 9.08 Ft x 11.17 Ft

5pc Bathroom 9.08 Ft x 14.75 Ft

Bedroom 9.83 Ft x 11.58 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<https://www.andreasyyc.com/>

RE/MAX Realty Professionals

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

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

Furnace	8.67 Ft x 10.33 Ft	Bedroom	9.83 Ft x 15.08 Ft
2pc Bathroom	6.67 Ft x 4.92 Ft	Other	10.50 Ft x 9.00 Ft
Dining room	13.42 Ft x 11.50 Ft	Primary Bedroom	13.42 Ft x 17.17 Ft
Foyer	6.75 Ft x 10.92 Ft		