

2227 36 Street Calgary Alberta

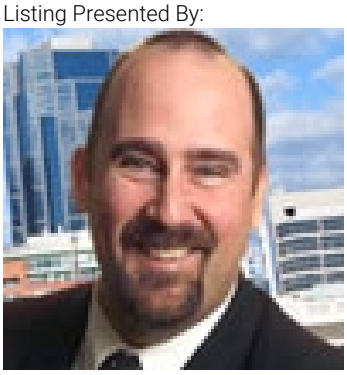
$1,099,900

* OPEN HOUSE - SUNDAY, NOV. 15, 11AM - 1PM * Modern architecture, elevated finishes, and thoughtful functionality define this beautifully designed KILLARNEY INFILL. Set on a quiet street, the contemporary exterior combines metal cladding, stucco, and brick with oversized TRIPLE-PANE WINDOWS, creating a striking first impression while bringing abundant natural light into the home.Inside, A/C, wide-plank hardwood flooring, custom millwork, and a sophisticated designer-selected palette immediately set an elevated tone. A WOOD-SLATTED FEATURE WALL at the base of the staircase adds architectural interest to the front entry, while the adjacent dining room makes its own statement with a CUSTOM BUILT-IN WITH INTEGRATED LED LIGHTING, creating an impressive backdrop for entertaining. From here, the main floor flows into the gourmet kitchen, where custom-painted cabinetry, a premium BOSCH APPLIANCE PACKAGE, generous storage & a striking NATURAL QUARTZ AZZURA BAY WATERFALL ISLAND + KITCHEN COUNTERS balance polished design with everyday functionality. At the rear, the living room offers an inviting place to unwind, centred around a gas fireplace. Custom entry built-ins and a fully finished mudroom add practical storage while maintaining the home's clean, contemporary aesthetic.Upstairs, wide-plank hardwood continues throughout, complemented by custom stair lighting. The spacious PRIMARY RETREAT is highlighted by a vaulted ceiling and expansive windows, while the spa-inspired ensuite offers dual vanities and a CUSTOM WALK-IN SHOWER WITH FULL-HEIGHT TILE. Two additional bedrooms feature generous proportions and custom closet built-ins. A well-appointed laundry room includes full cabinetry, a folding counter, sink, and side-by-side washer and dryer, while a separate alcove creates an ideal HOME OFFICE OR FLEX SPACE.The lower level adds another dimension of value with a 2-BEDROOM...

Bedroom 9.83 Ft x 15.92 Ft
Bedroom 9.92 Ft x 11.50 Ft
Primary Bedroom 13.42 Ft x 17.17 Ft
Den 10.58 Ft x 8.67 Ft
Other 9.08 Ft x 5.67 Ft
5pc Bathroom Measurements not available
5pc Bathroom Measurements not available
4pc Bathroom Measurements not available

Kitchen 12.75 Ft x 11.08 Ft
Laundry room 6.00 Ft x 5.75 Ft
Recreational, Games room 12.83 Ft x 10.00 Ft
Furnace 8.67 Ft x 10.25 Ft
Dining room 13.25 Ft x 11.42 Ft
Kitchen 15.75 Ft x 19.83 Ft
Living room 14.08 Ft x 13.75 Ft
Other 7.17 Ft x 12.25 Ft

Listing Presented By:



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Bedroom 10.17 Ft x 11.50 Ft

2pc Bathroom Measurements not available