



2229 36 Street Calgary Alberta

\$1,250,000

| Show Suite Open House Saturday March 14th and Sunday March 15th from 12:00pm-3:30pm | 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 true brick detailing and stucco accenting stands out. 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 central dining off the kitchen offers a warm setting for gatherings, while the front living room provides a more intimate retreat, both areas are anchored by the 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...

4pc Bathroom 5.83 Ft x 8.58 Ft
Bedroom 13.83 Ft x 10.33 Ft
Bedroom 10.08 Ft x 11.50 Ft
Kitchen 12.83 Ft x 10.92 Ft
Laundry room 5.92 Ft x 5.67 Ft
Living room 12.83 Ft x 10.08 Ft

Kitchen 14.25 Ft x 17.83 Ft
Living room 17.75 Ft x 17.42 Ft
Other 5.67 Ft x 12.33 Ft
5pc Bathroom 9.17 Ft x 11.17 Ft
5pc Bathroom 9.00 Ft x 14.50 Ft
Bedroom 9.83 Ft x 11.50 Ft

Listing Presented By:



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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

2pc Bathroom 6.17 Ft x 4.92 Ft

Dining room 15.75 Ft x 9.67 Ft

Foyer 6.67 Ft x 4.92 Ft

Bedroom 9.83 Ft x 15.08 Ft

Den 10.50 Ft x 8.67 Ft

Primary Bedroom 13.42 Ft x 17.17 Ft