



2229 36 Street Calgary Alberta

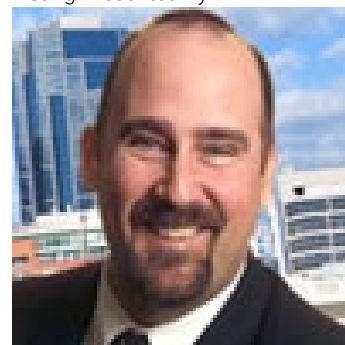
\$1,169,900

**** OPEN HOUSE | SUNDAY, OCT. 18, 12:30-2:30 PM **** Custom built by Y2 Homes offering an elevated design, distinctive main floor plan, and a 2-BEDROOM LEGAL BASEMENT SUITE this thoughtfully crafted Killarney infill stands out. Situated on a quiet street, this fully upgraded duplex combines LUXURY FINISHES with a refreshingly different floor plan and valuable RENTAL INCOME POTENTIAL. The contemporary exterior makes an immediate impression with FULL-DEPTH BRICK, refined stucco accents, and oversized TRIPLE-PANE WINDOWS. Inside, A/C, 10-FT CEILINGS, wide-plank hardwood flooring, custom millwork, and an interior designer-curated colour palette create an elevated feel throughout. The DISTINCTIVE MAIN-FLOOR DESIGN places the gourmet kitchen at the REAR OF THE HOME, featuring a premium BOSCH APPLIANCE PACKAGE, custom painted cabinetry, extensive storage, and a striking WATERFALL QUARTZ ISLAND. A dedicated central dining room transitions beautifully into the front living room, with a dramatic 3-WAY GAS FIREPLACE defining the two spaces while maintaining an open, connected flow. Custom entry built-ins and a fully finished rear mudroom add practical storage, while a wood feature wall and custom stair lighting lead to the upper level. The elegant PRIMARY RETREAT features a VAULTED CEILING, expansive windows, and a spa-inspired ensuite with dual vanities, a FREESTANDING SOAKING TUB, and CUSTOM WALK-IN SHOWER. Two additional bedrooms offer generous proportions and custom closet built-ins. A well-appointed laundry room includes full cabinetry, folding counter, sink, and side-by-side washer and dryer, while a versatile alcove provides an ideal home office or flex space. Adding exceptional value is the 2-BEDROOM LEGAL BASEMENT SUITE, featuring a bright open-concept kitchen and living area, full bathroom, SEPARATE LAUNDRY, custom closet built-ins, and additional storage. Designed for com...

Bedroom 9.83 Ft x 11.50 Ft
Bedroom 9.83 Ft x 15.08 Ft
Primary Bedroom 13.42 Ft x 17.17 Ft
Den 10.58 Ft x 8.83 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 12.92 Ft x 10.92 Ft
Laundry room 5.92 Ft x 5.58 Ft
Recreational, Games room 12.92 Ft x 10.17 Ft
Furnace 8.67 Ft x 10.33 Ft
Dining room 15.75 Ft x 10.75 Ft
Kitchen 14.08 Ft x 17.75 Ft
Living room 17.83 Ft x 16.33 Ft
Other 5.92 Ft x 12.25 Ft

Listing Presented By:



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Bedroom 13.75 Ft x 10.42 Ft
Bedroom 10.17 Ft x 11.50 Ft

2pc Bathroom Measurements not available