

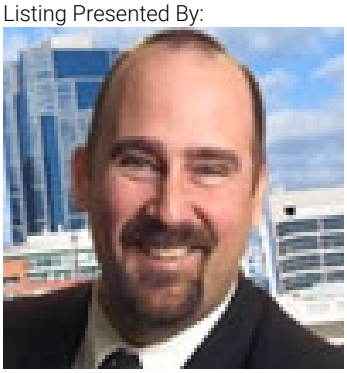
2428 36 Street Calgary Alberta

$1,224,900

**RARE OPPORTUNITY -- A truly unique offering where the builder is providing one side with a NON LEGAL SUITE and the other with a fully LEGAL SUITE, giving buyers the rare ability to choose the layout that best fits their lifestyle, family needs, or investment strategy. Welcome to these brand-new, meticulously crafted 2-storey semi-detached homes in the highly sought-after inner-city community of Killarney. Designed with both luxury and functionality in mind, these homes feature high-end finishings throughout, exceptional craftsmanship, and thoughtfully curated floor plans that maximize both living space and versatility. The main floor on both sides showcases a bright and open-concept layout, perfect for entertaining and everyday living. Enjoy a spacious living room centered around a stunning fireplace, a dedicated dining area enhanced with a designer feature wall, and a chef-inspired kitchen complete with built-in appliances, a large island, and a built-in pantry offering ample storage. A convenient pocket office on the main floor provides the perfect space for working from home or managing daily tasks without compromising your living areas. Upstairs, both sides continue to impress with well-designed layouts. The non-legal suite side features 3 spacious bedrooms, including a luxurious primary retreat complete with a vaulted ceiling, a built-in coffee bar, dual his-and-hers closets, and a spa-inspired 5-piece ensuite highlighted by a steam shower. The legal suite side also offers 3 generously sized bedrooms, including a primary bedroom with a large walk-in closet, vaulted ceiling, and a beautifully finished 5-piece ensuite. The two additional bedrooms on this side each come with their own private 4-piece ensuites, offering exceptional comfort, privacy, and convenience for family members or guests. The fully developed basements are where these two homes truly differ...

Recreational, Games room 10.17 Ft x 15.17 Ft
Bedroom 10.33 Ft x 11.67 Ft
Bedroom 10.92 Ft x 12.83 Ft
4pc Bathroom Measurements not available
Exercise room 10.92 Ft x 8.83 Ft
Living room 16.08 Ft x 12.33 Ft
Den 6.17 Ft x 5.92 Ft
2pc Bathroom Measurements not available
Primary Bedroom 13.50 Ft x 13.08 Ft
5pc Bathroom Measurements not available
Bedroom 14.50 Ft x 10.00 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker

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Dining room 13.00 Ft x 14.17 Ft

Kitchen 15.75 Ft x 14.17 Ft

Bedroom 10.58 Ft x 9.75 Ft

4pc Bathroom Measurements not available