



# 2619 36 Street Calgary Alberta

\$898,000

INNER CITY KILLARNEY OASIS | 2 STOREY DETACHED HOME | 53 x 120 FT LOT | R-CG ZONED | INFILL ROW | PRIME LOCATION & SIZE OF LOT | EXTREME PRIVACY | MATURE FOLIAGE | LOVELY GARDEN SURROUNDING PROPERTY | \*ULTIMATE HOLDING PROPERTY\* - LIVE IN, RENT OUT OR REDEVELOP | Unique properties like this do not come along often. Fully reconstructed home from studs in 1997 with all Mechanicals, Electrical and Plumbing, as well as cosmetic upgrades throughout the years & new furnace + A/C - this home embodies true classic/modern charm. Located in the Heart of Killarney on a beautiful treed and landscaped 6362 sqft lot. This home is almost too nice to tear down, but sits on a perfect lot to build a 3000+ sq foot home, duplex, or 4 plex. Wonderful family home with an amazing yard but can also easily be subdivided and re-developed at a later date. As you walk past the mature foliage and onto the cozy front porch, a large formal living room welcomes you complete with large windows, wood burning fireplace, and gleaming hardwood floors throughout - a lovely room to entertain. The kitchen is bright and spacious with a walk-in pantry, island, granite counters, custom cabinetry, gas stove, SS appliances & a large nook area leading to the west facing back yard. A generous family room off the kitchen is a great place for the kids, and is flooded with western sun but also complete with a patio door to the front/side yard. The upper level features 3 large bedrooms and a den with a spacious primary bedroom boasting vaulted ceilings, walk in closet, large ensuite with separate shower / tub & heated floors. On this top level you will find two additional bedrooms and a full bath, as well as a cozy den/bonus room which could easily be repurposed as a 4th small bedroom. The lower level is complete with a large rec room, laundry and flex space which can easily be made into ...

Recreational, Games room 20.50 Ft x 12.42 Ft  
 Other 15.50 Ft x 9.83 Ft  
 Laundry room 15.08 Ft x 3.33 Ft  
 Furnace 16.75 Ft x 13.92 Ft  
 Living room 21.75 Ft x 15.00 Ft  
 Family room 17.00 Ft x 12.33 Ft

Primary Bedroom 10.75 Ft x 9.67 Ft  
 Other 8.58 Ft x 4.00 Ft  
 Other 4.92 Ft x 3.83 Ft  
 4pc Bathroom 14.25 Ft x 6.42 Ft  
 Bedroom 10.25 Ft x 9.42 Ft  
 Bedroom 10.83 Ft x 10.25 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Kitchen 9.92 Ft x 9.17 Ft

Dining room 9.50 Ft x 8.08 Ft

Pantry 3.67 Ft x 3.67 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft

Other 6.00 Ft x 2.67 Ft

Den 8.17 Ft x 8.00 Ft

4pc Bathroom 7.58 Ft x 4.83 Ft