

# \$869,000 - 2637 36 Street Sw, Calgary

MLS® #A2248503

**\$869,000**

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

\*\*\* BEST VALUE IN KILLARNEY - OFFERED BELOW REPLACEMENT VALUE \*\*\* OPEN HOUSE SATURDAY SEPT 6: 1:00 - 3:00PM  
\*\*\* AMAZING LAYOUT & FEATURES | 10 FT CEILINGS + 8 FT DOORS & CLOSETS | 2740 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | INDOOR/OUTDOOR SPEAKERS | XL WEST FACING BACKYARD | 120 FT DEEP LOT | AIR CONDITIONING | \*Welcome Home\* As you enter, you're greeted by a tall front door with 10-foot ceilings, hardwood floors, and bright & airy open concept space with an exceptional layout (SEE FLOOR PLAN IN PICS) . This home has the ideal infill layout & features: tall ceilings, tall doors, private foyer & back mudroom, long island, gas stove, stainless steel appliances, spacious dining and living spaces, AMAZING FOR ENTERTAINING GUESTS, Indoor / Outdoor speakers, big bedrooms, built in closets, A/C, Vacuflo, sliding doors to the amazing west-facing extra long backyard & a powder room steps down from main floor w/ extra tall ceilings privacy. With 4 bedrooms, 3.5 bathrooms & 2740 sq.ft of living space, there is room for a family to grow. The upper and lower floors both have 9ft ceilings + vaults and the 8-foot doors throughout the home enhance a sense of openness, making every room feel grand and spacious. Off the kitchen, the mudroom provides access to the private, fenced yard, where you'll find a large patio, pergola, great landscaping, and a double detached garage.



Upstairs, the wide staircase leads to three beautifully appointed bedrooms, a full-sized laundry room, and a spa-like main bath. The primary suite is a sanctuary, featuring a large walk-in closet and an opulent ensuite with heated floors, a jetted tub, and an elegant walk-in glass shower. The fully finished lower level offers flexibility with a spacious rec room, custom wet bar, a fourth bedroom, and an additional full bath—ideal for guests, a home office, or extended family. Great combination of luxury, space, and location, don't come around often in Killarney under 900k! \*Added Bonus\* The lot next door will be a 4 plex and will complete the new modern gentrified look that this side of the street needs on the corner & adding the perfect layer of privacy from 26 Avenue of this particular home.

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2248503               |
| Price          | \$869,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,928                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2637 36 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 2Z7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                     |
| Heating           | Forced Air, Natural Gas                                                                                                                             |
| Cooling           | None                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                      |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 25                |
| Zoning         | H-GO              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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