

# \$1,349,000 - 2627 36 Street Sw, Calgary

MLS® #A2204233

**\$1,349,000**

5 Bedroom, 4.00 Bathroom, 2,437 sqft

Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning 5 bedroom, 3.5 bathroom home offering over 3,440 sq. ft. of meticulously designed living space on a rare inner city lot with a west-facing backyard. Thoughtfully crafted with high-end finishes and exceptional functionality, this home is perfect for families! Step into the chef-inspired kitchen featuring quartz countertops, a built-in gas stovetop, built-in oven and microwave, an oversized island, and a double-wide refrigerator, this kitchen is a true showstopper. A walk-in pantry ensures ample storage, while oversized windows flood the main floor with natural light. Cozy up in the living room that is enhanced by a tiled fireplace with custom mantle & built ins. The massive mudroom is designed for seamless organization, offering plenty of storage to keep everything in place. A wide feature staircase with modern spindles, leads to the upper level, where you'll find the primary retreat—a serene escape with a spa-like ensuite featuring a soaker tub, oversized shower, and double vanity. This level also boasts 2 additional spacious bedrooms, a bonus room, and a convenient and well organized upper-floor laundry room. Downstairs, the fully developed basement redefines lower-level living with 9-ft ceilings, a large rec room with built-ins, a wet bar, 2 large bedrooms, a full bathroom, and more! Additional features include a double detached garage, central A/C, upgraded window coverings and low maintenance landscaping. If you've ever experienced infills that felt too



narrow, this home will be a game-changerâ€™wide, bright, and beautifully designed. Donâ€™t miss outâ€™schedule your private showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204233    |
| Price          | \$1,349,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,437       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2627 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 | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In |
|-------------------|---|

|                 |   |
|-----------------|---|
|                 | Closet(s), Wet Bar  |
| Appliances      | Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | Central Air, Full   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Mantle, Tile   |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Other, Private Yard, Storage  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Cedar, Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 98              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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