

2627 36 Street SW
Calgary, Alberta

MLS # A2248864

\$1,299,000

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|-----------|---|--------|------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,437 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping | | |

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|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cedar, Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| 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 | | |
| Inclusions: | N/A | | |

Incredibly 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 sunny west-facing backyard. Thoughtfully crafted with high-end finishes this home is perfect for all types of 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 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 where you will find 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 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-changer—wide, bright, and beautifully designed. Don't miss out—schedule your private showing today!