

# \$1,299,999 - 2633 36 Street Sw, Calgary

MLS® #A2203495

**\$1,299,999**

5 Bedroom, 4.00 Bathroom, 2,462 sqft

Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2633 36 Street SW in the highly desirable community of Killarney/Glengarry. This luxury infill offers over 3300 sqft of developed space with 5 bedrooms and 4 bathrooms, situated on a 30' wide lot. The main floor consists of a dining room, kitchen, living room, mudroom & powder room. Highlights of the home include beautiful engineered hardwood floors, 10' ceilings, stone countertops, a 48" fireplace and luxury appliances. Upstairs you will find 3 bedrooms, an office/flex room, laundry, and 2 full baths. The Primary bedroom has a huge walk-in closet and a 5 piece en-suite with heated floors, glass shower & soaker tub. The basement has been fully developed with 2 more bedrooms, a 4 piece bathroom, a full wet-bar, & entertainment area. Outside is a fully landscaped yard, with future deck and an oversized double detached garage with separate electrical panel. 10 Year New Home Warranty. Ready for immediate possession. FEATURES INCLUDE: 10' CEILINGS, HARDWOOD FLOORS, QUARTZ COUNTERTOPS, LUXURY APPLIANCES, GAS FIREPLACE, WET-BAR, INSULATED DOUBLE DETACHED GARAGE - Yard will be landscaped, poured sidewalks and rear patio/deck.

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2203495    |
| Price          | \$1,299,999 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,462       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2633 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 | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer             |
| Heating           | Natural Gas, Central   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Front Yard     |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Wood Frame, Brick, Cement Fiber Board, Composite Siding |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 90               |
| Zoning         | H-GO             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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