

# \$1,169,900 - 2632 36 Street Sw, Calgary

MLS® #A2254238

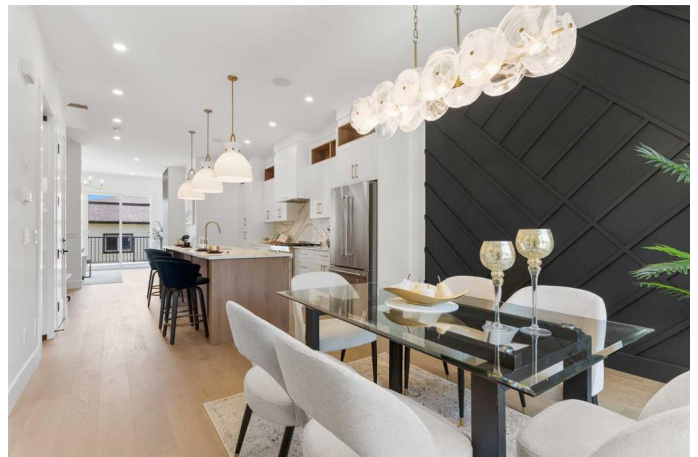
**\$1,169,900**

5 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

EXTENDED BASEMENT! Welcome to one of Killarney's™ most exceptional homes – a brand new infill offering nearly 2,000 SqFt of beautifully designed living space. Here, elevated style meets everyday comfort in one of Calgary's™ most sought-after inner-city neighbourhoods. Thoughtfully crafted for both daily living and upscale entertaining, this home combines modern design, an intelligent open-concept layout, and unmatched functionality into one remarkable package. As you step inside, a beautiful formal dining area sets the tone for the home, flowing seamlessly into the gourmet kitchen anchored by a striking 12-foot quartz island. Designed for both relaxed mornings and upscale gatherings, this kitchen is a space where style and practicality come together effortlessly. Across from the kitchen, a bright and versatile home office offers the perfect place to focus or create. Beyond, the inviting living room showcases a cozy fireplace – perfect for those cold Calgary winters – and glass patio doors that open to a large rear deck, creating a smooth transition between indoor and outdoor living. A built-in mudroom with generous storage and a chic, tucked-away powder room add thoughtful functionality to the main level. Upstairs, the primary suite is a light-filled retreat with a vaulted ceiling, walk-in closet, and a spa-inspired ensuite featuring beautifully patterned floors, dual sinks, and a freestanding tub. Two additional bedrooms, a stylish main bath, and a conveniently located



laundry room complete the upper level. Downstairs the extended basement is a standout feature, offering even more flexibility with a bright and spacious legal suite. This level includes a full kitchen, open living area, two private bedrooms, a flex room, and dedicated laundry room. Whether envisioned as an income-generating opportunity, a comfortable space for multi-generational living, or an inviting private retreat for guests, this space offers unmatched versatility without compromising style. The property is complete with a double detached garage and is ideally situated on a paved back alley, offering both convenience and functionality. With its elegant finishes, well-planned layout, abundant natural light, and a location just steps from parks, schools, amenities and quick connections to downtown, this home is more than just beautiful – it’s a smart investment in style, comfort, and long-term value.

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254238               |
| Price          | \$1,169,900            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,996                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|         |                   |
|---------|-------------------|
| Address | 2632 36 Street Sw |
|---------|-------------------|

|             |                     |
|-------------|---------------------|
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2Z8             |

### Amenities

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

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                |
| Cooling           | Rough-In                                                                  |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Interior Lot    |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 35                  |
| Zoning         | H-GO                |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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