

\$649,900 - 2402 36 Street Sw, Calgary

MLS® #A2264990

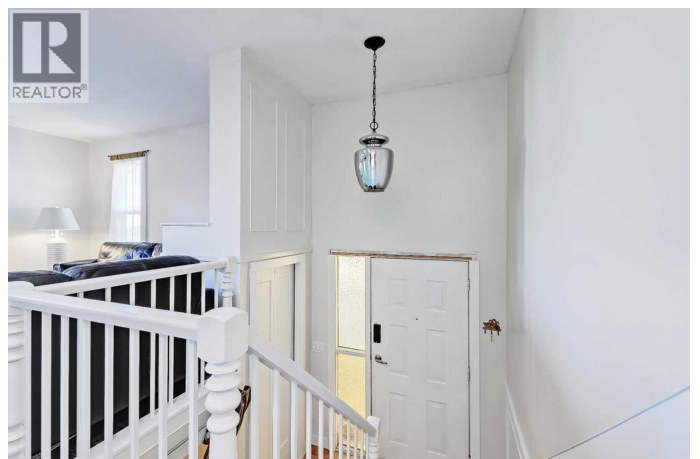
\$649,900

3 Bedroom, 2.00 Bathroom, 928 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Welcome to this charming detached single-family home in the heart of Killarney—where you can finally ditch the condo fees without sacrificing convenience or style. Thoughtfully updated and set on a sunny corner lot, this 3-level split offers a rare double attached garage and an inviting blend of character, functionality, and comfort. Natural light fills the home from morning to evening, creating a bright and welcoming atmosphere throughout. Step inside to a tiled foyer that leads up to the spacious main living area with newer vinyl plank flooring. The large living room is anchored by a real wood-burning fireplace with a brick surround and wood mantle. Multiple skylights, oversized west-facing windows, and patio doors fill the space with natural light and open onto a massive front deck. A bright dining nook sits between the living room and kitchen, offering the perfect spot for everyday meals. The updated kitchen features quartz counters, a tile backsplash, modern cabinetry, and a dual-basin stainless steel sink, complemented by stainless steel appliances. A pantry closet and a stacked Samsung washer/dryer add convenience to the space. Upstairs, there are two bedrooms and a full 4-piece bath with a tub/shower combo. The spacious primary bedroom includes dual closets and a private east-facing balcony that spans the width of the room. The second bedroom, with built-in



shelving, makes a great kidsâ€™ room, home office, or guest space. The lower level adds even more living space with a cozy rec room featuring panelled wainscotting, a third bedroom with built-in shelving, and a 3-piece bath with a tiled stand-up shower. A mudroom area connects to the attached garage and offers room for added storage or a bench setup. Additional highlights include newer windows, a high-efficiency furnace, an instant hot water system, and a new front door (ordered and paid for). Outside, enjoy the west-facing front deck with plenty of room for patio furniture and a BBQâ€”ideal for soaking up the evening sun. Set on a beautiful tree-lined street, this home offers all the benefits of Killarney livingâ€”an established inner-city community known for its mature streetscapes, great schools, and quick access to downtown. Youâ€™re just blocks from the Killarney Aquatic & Recreation Centre, several parks, and nearby schools, including Killarney School, Montessori School, Viscount Bennett, and Alexander Ferguson. Enjoy the nearby shops, restaurants, and cafÃ©s along 17th Avenue, or take advantage of quick connections via the LRT, Crowchild Trail, Bow Trail, and Sarcee Trail. Perfect for professionals or families, this beautifully refreshed property blends inner-city convenience with a peaceful, residential feel. Schedule your private showing today!

(id:6289)

Built in 1978

Essential Information

Listing #	A2264990
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Square Footage	928

Acres	0.07
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	2402 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2Z5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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Listing information last updated on October 20th, 2025 at 11:46am PDT