

\$799,900 - 2413 36 Street Sw, Calgary

MLS® #A2267002

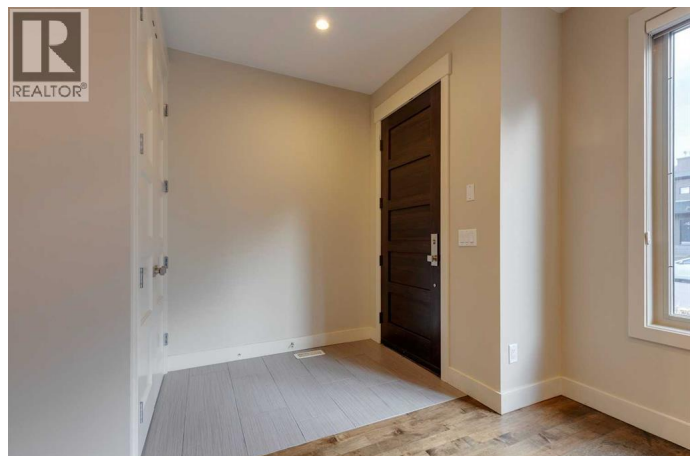
\$799,900

4 Bedroom, 4.00 Bathroom, 1,857 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

A great way to experience the vibrant inner-city lifestyle! Located within the desirable community of Killarney, this 2 storey detached home offers over 2,725 sq ft of developed space with a thoughtful layout that emphasizes great flow & functionality that is sure to impress. Stepping inside, you are greeted by the inviting family room that is perfect for a home office, formal dining, or kidâ€™s play area. Nearby, the premium well equipped kitchen is ready for any occasion with plenty of ceiling height shaker style cabinetry, granite countertops (also in all the bathrooms), stainless steel appliances (w/ gas stove, chimney hoodfan, built-in microwave) & a large island w/ a full length built-in breakfast bar. Further emphasized by the tall 9 ft ceilings, the open concept layout allows for the spacious dining & living areas to be seamlessly integrated (a stylish fireplace framed by modern tilework & extensive custom millwork serves as a focal point) while giving you options to re-configure to your own liking. Enjoy your private piece of the outdoors with a West facing backyard that has a freshly stained deck & BBQ gas line while a half bath smartly completes this level. As the perfect retreat, head upstairs & marvel at the oversized skylights that is a fitting companion to the large windows throughout. From here, be spoiled by the well-sized master bedroom that provides a spa-like 5-pc ensuite (with oversized glass shower, dual vanities, dedicated corner tub) & a walk-in closet while



2 additional generously sized bedrooms, 4-pc full bath, & laundry closet reinforce the great use of space here. Further options are offered by the developed basement with its extra bedroom (w/ walk-in closet), 4-pc full bathroom (w/ steam shower), & a vast rec area (w/ built-in wet bar & wine racks) that is ready for movie time, being a gym, or your other endeavors. Notable features include; solar panels (over \$25k to install), 9 ft ceilings on all 3 levels, hardwood flooring throughout the main floor, brand new carpet upstairs, central AC, in-floor heating in the basement, newer hot water tank, detached double garage (insulated & drywalled), & Hunter Douglas blinds throughout. Beyond the home, the convenience of this location stands out being walking distance to a transit MAX line route, LRT station, schools/library, Killarney aquatic centre, Westbrook Mall, & the many amenities/shops along 17th Ave. Mount Royal University, Westhills shopping centre, Shaganappi golf course, trendy Marda Loop, Edworthy & Optimist Athletic Parks are all within 10 mins drive away. Quick access to Downtown, the mountains, Bow Tr, Crowchild Tr, & Stoney Tr further makes this the perfect balance between work & play. Come view this lovely home today! (id:6289)

Built in 2011

Essential Information

Listing #	A2267002
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,857
Acres	0.07
Year Built	2011
Type	Single Family

Sub-Type Freehold

Community Information

Address 2413 36 Street Sw
Subdivision Killarney/Glengarry
City Calgary
Province Alberta
Postal Code T3E2Z6

Amenities

Amenities Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features Treed, Other, Back lane, Wet bar, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces 2
Parking Detached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating Forced air, In Floor Heating
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Stone, Stucco
Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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Listing information last updated on October 29th, 2025 at 3:16pm PDT