

2028 36 Street SW
Calgary, Alberta

MLS # A2328349



\$1,249,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Not, Electricity Connected, Natural Gas, Natural
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	N/A		

Welcome to this exceptional newly built two-storey home nestled on a quiet street in the sought-after inner city community of Killarney. Offering over 2,800 square feet of beautifully finished living space across three levels, this four bedroom, three and half bathroom residence seamlessly blends contemporary design, premium finishes, and functional family living. Step inside to discover an airy, light-filled main floor highlighted by soaring ceilings, wide plank hardwood flooring, and expansive windows that create a bright and welcoming atmosphere. The open concept layout is perfectly suited for both everyday living and entertaining, featuring a spacious dining area that flows effortlessly into the stunning gourmet kitchen. Complete with quartz countertops, an oversized island with seating, custom cabinetry, designer lighting, and a premium stainless steel appliance package, this space is sure to impress home chefs and guests alike. The inviting living room is anchored by a stylish fireplace with custom built-in shelving, creating the perfect setting to relax or entertain. A practical mudroom with built-in storage and a beautifully finished powder room complete the main level. Upstairs, the spacious primary retreat offers a peaceful escape, featuring a generous walk-in closet and a luxurious spa inspired ensuite, dual vanities, a freestanding soaker tub, and an oversized glass shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room provide comfort and functionality for growing families. The professionally finished basement expands the home's living space with a large recreation room, an elegant wet bar, a fourth bedroom, a full bathroom, and a versatile flex room that can easily serve as a home office, fitness area, or media room. Additional highlights include nine foot ceilings throughout, oversized interior doors, rough-in for air

conditioning, quality craftsmanship throughout, a fully fenced backyard with a private patio, and a detached double garage. Located just minutes from parks, schools, shopping, public transit, and downtown Calgary, this remarkable Killarney home offers the perfect combination of modern luxury, everyday comfort, and unbeatable inner-city convenience.