587-899-3773
justin@realtyaces.ca

1918 36 Street SW
Calgary, Alberta

MLS # A2334019



$749,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,235 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Alley Access, Asphalt, Garage Door Opener, Garage Faces Rear, Insulated, C		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 234
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to 1918 36 Street SW, a distinctive inner-city residence offering exceptional space, flexibility and character in Killarney/Glengarry. Framed by mature trees and a stone-accented exterior, this three-storey, duplex-style home provides 2,235 sq. ft. above grade plus approximately 675 sq. ft. of developed basement space, nearly 2,910 sq. ft. across four finished levels. The bright, open main floor features wide-plank flooring, a gas fireplace and extensive built-in storage, including a practical front entry with cabinetry, drawers and bench seating. The contemporary white kitchen offers abundant cabinetry, stainless steel appliances, generous counter space, a tiled backsplash and a large central island with seating. The adjoining living and dining areas are ideal for everyday life and entertaining. A rear door opens to a fenced, low-maintenance outdoor retreat sheltered by a canopy of mature trees, with patio space for relaxing, dining or play. The second floor offers two spacious bedrooms, including one with French doors opening to a private, tree-lined balcony. The five-piece bathroom provides two separate vanity areas, a soaker tub and shower. A generously sized laundry room with a sink, cabinetry and natural light adds everyday convenience. The entire upper floor is dedicated to an impressive primary retreat measuring approximately 21' x 21'. Arched windows, hardwood flooring and architectural ceiling lines give this level a character of its own. There is room for a king-sized bed, sitting area, fitness space and substantial home office. A large walk-in closet with custom organizers and a private five-piece ensuite with two sinks, a deep soaker tub and separate shower complete this remarkable space. The developed basement expands the home’s versatility with a recreation area, flex room, four-piece bathroom and bright kitchenette-style area

with cabinetry, sink, counter space and full-size refrigerator. It is well suited for guests, hobbies, fitness, movie nights or additional work-from-home space. A private single garage provides secure parking and storage. Condo ownership offers a lower-maintenance lifestyle with a monthly fee of just $233.83, an attractive option for buyers who want the space and privacy of a duplex-style home with fewer exterior responsibilities. Killarney/Glengarry is an established inner-city community with excellent southwest access. Shops, restaurants and services along 17 Avenue SW are close at hand, along with Westbrook Mall, Westbrook CTrain Station, parks, playgrounds and the Killarney Aquatic & Recreation Centre. Downtown and major routes are also easily accessible. For buyers who value generous interior space, separation between work and relaxation areas, mature outdoor surroundings and urban convenience, this unique Killarney/Glengarry home deserves to be experienced in person.

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