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2022 36 Street SW
Calgary, Alberta

MLS # A2346726

$1,299,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,927 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: N/A

Exclusive pre-sale opportunity in highly sought-after Killarney. This home features a total of over 2,826 sqft of thoughtfully designed living space by JTA Designs, with the opportunity to select your own finishes. The main floor boasts soaring 11-foot ceilings, hardwood flooring, a formal dining room with custom wainscoting, and a chef’s kitchen with a massive 15-ft island, high-end appliances, quartz countertops, under-cabinet lighting, and elegant gold and black accents. The great room centers around a custom brick gas fireplace with built-in shelving, and a spacious mudroom adds practical convenience. Upstairs, 9-ft ceilings and hardwood floors continue, with a vaulted-ceiling primary suite featuring wainscoting, a luxurious 5-piece ensuite with in-floor heating and a steam shower rough-in, plus two additional bedrooms, a shared 3-piece bath, and a full laundry room. The fully finished basement includes a large rec room, gym, wet bar, additional bedroom, and 3-piece bath. Additional features include rough-ins for A/C, ceiling speakers, an alarm system, exterior cameras, and upgrade options. Ideally located on a quiet street in sought-after Killarney, this home offers quick access to downtown, excellent schools, parks, playgrounds, shopping, restaurants, cafés, transit, Westbrook Mall, Killarney Aquatic & Recreation Centre, Shaganappi Point Golf Course, and the vibrant 17th Avenue corridor. Call today to book your private tour.

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