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GRASSROOTS REALTY GROUP

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2428 36 Street SW
Calgary, Alberta

MLS # A2351720

$1,224,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,952 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	ENERGY STAR Qualified Equipment	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s)		

Inclusions: n/a

**RARE OPPORTUNITY — A truly unique offering where the builder is providing one side with a NON LEGAL SUITE and the other with a fully LEGAL SUITE, giving buyers the rare ability to choose the layout that best fits their lifestyle, family needs, or investment strategy. Welcome to these brand-new, meticulously crafted 2-storey semi-detached homes in the highly sought-after inner-city community of Killarney. Designed with both luxury and functionality in mind, these homes feature high-end finishings throughout, exceptional craftsmanship, and thoughtfully curated floor plans that maximize both living space and versatility. The main floor on both sides showcases a bright and open-concept layout, perfect for entertaining and everyday living. Enjoy a spacious living room centered around a stunning fireplace, a dedicated dining area enhanced with a designer feature wall, and a chef-inspired kitchen complete with built-in appliances, a large island, and a built-in pantry offering ample storage. A convenient pocket office on the main floor provides the perfect space for working from home or managing daily tasks without compromising your living areas. Upstairs, both sides continue to impress with well-designed layouts. The non-legal suite side features 3 spacious bedrooms, including a luxurious primary retreat complete with a vaulted ceiling, a built-in coffee bar, dual his-and-hers closets, and a spa-inspired 5-piece ensuite highlighted by a steam shower. The legal suite side also offers 3 generously sized bedrooms, including a primary bedroom with a large walk-in closet, vaulted ceiling, and a beautifully finished 5-piece ensuite. The two additional bedrooms on this side each come with their own private 4-piece ensuites, offering exceptional comfort, privacy, and convenience for family members or guests. The fully developed basements are where these two

homes truly differentiate. The non-legal suite side is designed for lifestyle living, featuring a large recreation room, a stylish wet bar, a dedicated home gym space, an additional bedroom, and a 4-piece bathroom — ideal for entertaining or extended family use. The legal suite side is perfectly suited for income potential or multi-generational living, offering 2 spacious bedrooms, a 4-piece bathroom, a comfortable living/recreation area, and a beautifully finished kitchen with quality cabinetry and finishes throughout. Both properties come fully landscaped in the front and back, complete with a private backyard deck, creating the perfect outdoor space for relaxation and summer gatherings. A double detached garage adds convenience and completes the functionality of these homes. Situated in an unbeatable location, you are just steps away from the Shaganappi LRT station, making commuting downtown quick and effortless. Enjoy close proximity to top-rated schools, parks, playgrounds, local shops, and the Killarney Aquatic & Recreation Centre. **BUYER CAN STILL PICK ALL THEIR FINISHINGS**

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