



GRASSROOTS
REALTY GROUP

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2026 36 Street SW
Calgary, Alberta

MLS # A2307971



\$1,295,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 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		

Beautifully designed with a refined modern aesthetic, this newly built four-bedroom home is tucked away on a quiet street in the desirable community of Killarney. Boasting over 2,800 square feet of carefully designed living space, the residence combines contemporary sophistication with comfort and practicality for everyday living. From the moment you step inside, you're welcomed by soaring ceilings, wide-plank oak flooring, and oversized windows that flood the interior with natural light. Designed for both effortless entertaining and comfortable living, the open-concept main floor features an elegant dining area that flows beautifully into a chef-inspired kitchen. Quartz countertops, a dramatic waterfall island with seating, extensive custom cabinetry, and a premium stainless steel appliance package create a sophisticated centerpiece for the home. The adjoining living room exudes warmth, complemented by custom built-ins that add both style and functionality. A thoughtfully designed mudroom and chic powder room complete the main level. Upstairs, the luxurious primary suite serves as a private sanctuary. Relax beside the cozy electric fireplace in the sitting area, unwind in the spa-inspired ensuite with heated floors, dual vanities, a freestanding soaker tub, and an oversized glass shower, or enjoy the convenience of a spacious walk-in closet. Two additional generously sized bedrooms, a beautifully appointed full bathroom, and a dedicated laundry room with extra storage complete the upper floor. The fully developed lower level offers outstanding versatility, featuring rough-ins for in-floor heating, an expansive recreation room with a wet bar, a fourth bedroom, a full bathroom, and a flexible bonus space ideal for a home office, gym, or guest retreat. Additional features include nine-foot ceilings throughout, oversized interior

doors, pre-wiring for air conditioning, a private backyard with patio space, and a detached double garage. Ideally situated close to parks, schools, shopping, transit, and major roadways, this exceptional home delivers the perfect balance of luxury, comfort, and convenience in one of Calgary's most desirable inner-city neighbourhoods.