



2, 1934 36 Street SW
Calgary, Alberta

MLS # A2322300



\$749,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,816 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Experience inner-city luxury at its finest in this spectacular three-storey attached home in highly desirable Killarney. Showcasing gorgeous high-end finishes, designer Restoration Hardware lighting, and custom millwork throughout, the modern open-concept layout is framed by flat 9-foot ceilings on both the main and second floors. Hand-scraped, espresso-stained maple hardwood floors guide you into a gourmet kitchen outfitted with custom lacquered cabinetry, crown molding, granite countertops, deluxe appliances (including a gas range), and a striking two-tone maple island accented by heritage-style pendant lights. The adjacent living room serves as a perfect retreat, featuring custom lower built-ins, a central gas fireplace, and a full wall of windows overlooking a private aggregate concrete courtyard. The second level hosts a spacious bedroom, a 4-piece bath, and a versatile media/flex room with premium built-ins. The entire top floor is dedicated to the elegant primary retreat, boasting double-coffered ceilings, cornice moldings, a paneled feature wall, and a skylight that floods the space with natural light. This level also features a convenient laundry room, a massive walk-in closet, and a dedicated secondary shoe closet. The 5-piece ensuite is a spa-like oasis with heated travertine tile, a jetted tub, and a separate shower with dual shower heads. The professionally developed basement offers the perfect layout, featuring a large recreation room/gym, a fifth bedroom, a full bathroom, and ample storage. Complete with one indoor parking stall and one outdoor stall to accommodate two vehicles off-street, this turn-key home is just minutes from downtown, local schools, transit, and shopping. Call today for your private viewing!