



GRASSROOTS
REALTY GROUP

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2229 36 Street SW
Calgary, Alberta

MLS # A2345069



\$1,169,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,985 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Other, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)

Inclusions: Basement Appliances: Electric Stove, OTR Microwave, Dishwasher, Fridge

Custom built by Y2 Homes offering an elevated design, distinctive main floor plan, and a 2-BEDROOM LEGAL BASEMENT SUITE this thoughtfully crafted Killarney infill stands out. Situated on a quiet street, this fully upgraded duplex combines LUXURY FINISHES with a refreshingly different floor plan and valuable RENTAL INCOME POTENTIAL. The contemporary exterior makes an immediate impression with FULL-DEPTH BRICK, refined stucco accents, and oversized TRIPLE-PANE WINDOWS. Inside, A/C, 10-FT CEILINGS, wide-plank hardwood flooring, custom millwork, and an interior designer-curated colour palette create an elevated feel throughout. The DISTINCTIVE MAIN-FLOOR DESIGN places the gourmet kitchen at the REAR OF THE HOME, featuring a premium BOSCH APPLIANCE PACKAGE, custom painted cabinetry, extensive storage, and a striking WATERFALL QUARTZ ISLAND. A dedicated central dining room transitions beautifully into the front living room, with a dramatic 3-WAY GAS FIREPLACE defining the two spaces while maintaining an open, connected flow. Custom entry built-ins and a fully finished rear mudroom add practical storage, while a wood feature wall and custom stair lighting lead to the upper level. The elegant PRIMARY RETREAT features a VAULTED CEILING, expansive windows, and a spa-inspired ensuite with dual vanities, a FREESTANDING SOAKING TUB, and CUSTOM WALK-IN SHOWER. Two additional bedrooms offer generous proportions and custom closet built-ins. A well-appointed laundry room includes full cabinetry, folding counter, sink, and side-by-side washer and dryer, while a versatile alcove provides an ideal home office or flex space. Adding exceptional value is the 2-BEDROOM LEGAL BASEMENT SUITE, featuring a bright open-concept kitchen and living area, full bathroom, SEPARATE

LAUNDRY, custom closet built-ins, and additional storage. Designed for comfort and functionality, it offers an excellent opportunity for RENTAL INCOME OR MORTGAGE OFFSET, while equally suited to multi-generational living or extended family. Perfectly positioned in KILLARNEY, just minutes from downtown Calgary with easy access to shopping, dining, recreation, schools, and transit, this exceptional residence combines sophisticated inner-city living with the flexibility and added value of a LEGAL INCOME SUITE.