



GRASSROOTS
REALTY GROUP

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2227 36 Street SW
Calgary, Alberta

MLS # A2345079



\$1,149,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,989 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, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Basement Appliances: Fridge, Electric Stove, Dishwasher, OTR Microwave, Washer/Dryer Unit		

Modern architecture, elevated finishes, and thoughtful functionality define this beautifully designed KILLARNEY INFILL. Set on a quiet street, the contemporary exterior combines metal cladding, stucco, and brick with oversized TRIPLE-PANE WINDOWS, creating a striking first impression while bringing abundant natural light into the home. Inside, 10-FT CEILINGS, A/C, wide-plank hardwood flooring, custom millwork, and a sophisticated designer-selected palette immediately set an elevated tone. A WOOD-SLATTED FEATURE WALL at the base of the staircase adds architectural interest to the front entry, while the adjacent dining room makes its own statement with a CUSTOM BUILT-IN WITH INTEGRATED LED LIGHTING, creating an impressive backdrop for entertaining. From here, the main floor flows into the gourmet kitchen, where custom-painted cabinetry, a premium BOSCH APPLIANCE PACKAGE, generous storage & a striking WATERFALL QUARTZ ISLAND balance polished design with everyday functionality. At the rear, the living room offers an inviting place to unwind, centred around a gas fireplace. Custom entry built-ins and a fully finished mudroom add practical storage while maintaining the home's clean, contemporary aesthetic. Upstairs, wide-plank hardwood continues throughout, complemented by custom stair lighting. The spacious PRIMARY RETREAT is highlighted by a vaulted ceiling and expansive windows, while the spa-inspired ensuite offers dual vanities and a CUSTOM WALK-IN SHOWER WITH FULL-HEIGHT TILE. Two additional bedrooms feature generous proportions and custom closet built-ins. A well-appointed laundry room includes full cabinetry, a folding counter, sink, and side-by-side washer and dryer, while a separate alcove creates an ideal HOME OFFICE OR FLEX SPACE. The lower level adds

another dimension of value with a 2-BEDROOM, 1-BATH LEGAL BASEMENT SUITE featuring an open kitchen and living area, SEPARATE LAUNDRY, custom closet built-ins, and additional understair storage. Ideal for generating RENTAL INCOME, helping offset ownership costs, or accommodating extended family, the suite provides valuable flexibility without compromising the home's overall design. Perfectly positioned in KILLARNEY, close to downtown Calgary, shopping, dining, recreation, and transit, this home brings together contemporary design, thoughtful functionality, and the added advantage of a legal secondary suite—an exceptional opportunity for elevated inner-city living with income potential.