



GRASSROOTS
REALTY GROUP

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2026 36 Street SW
Calgary, Alberta

MLS # A2347608



\$1,199,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: None

OPEN HOUSE SATURDAY, SEPTEMBER 26TH FROM NOON - 2 PM. Welcome to this exceptional newly built four-bedroom residence in the highly desirable inner-city community of Killarney. Ideally positioned on a quiet street, this thoughtfully designed home offers over 2,800 sq. ft. of finished living space, combining elevated contemporary design with functionality for modern family living. The main level immediately impresses with soaring nine-foot ceilings, wide-plank oak flooring, oversized windows, and an abundance of natural light. The open-concept design creates a seamless connection between the dining area and beautifully appointed kitchen, which features quartz countertops, an expansive waterfall island with seating, custom cabinetry, and a premium stainless steel appliance package. The adjoining living room offers a warm and inviting setting with floor to ceiling feature fireplace and custom built-ins providing both architectural appeal and practical storage. A well-appointed mudroom and stylish powder room complete the main floor. Upstairs, the spacious primary suite provides a private retreat, complete with a striking feature wall and comfortable sitting area. The luxurious ensuite features heated flooring, dual vanities, a freestanding soaker tub, and an oversized glass shower, while the generous walk-in closet offers excellent storage. Two additional well-proportioned bedrooms, a full bathroom, and a dedicated laundry room with sink and additional storage complete the upper level. The fully developed basement extends the home's living space and versatility, offering rough-ins for in-floor heating, a large recreation room with wet bar, a fourth bedroom, full bathroom, and an additional flexible bonus room ideal for a home office, gym, playroom, or guest accommodations. Additional features include oversized interior doors, air-conditioning rough-ins, a

private backyard with deck, and a detached double garage. This prime location is hard to beat—just minutes from the Killarney Rec Centre, Shaganappi Point Golf Course, schools, shopping, public transit, and with quick access to 17th Avenue and Crowchild Trail.