



THE
A-TEAM

**RE/MAX
FIRST**

2807 36 Street, Calgary T3E2Z9

MLS® #: **A2143920**

Area: **Killarney/Glengarry**

Listing Date: **06/26/24**

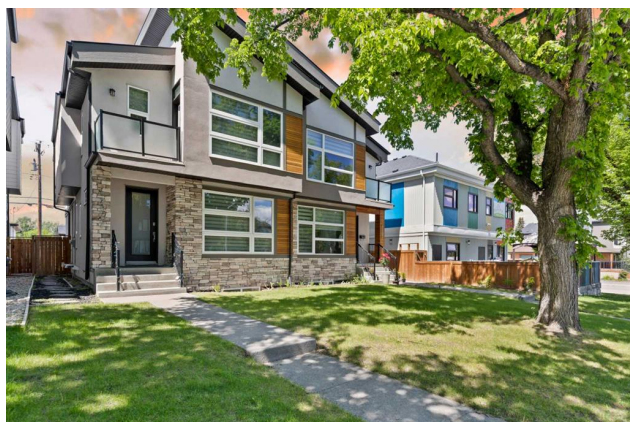
List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,781

Year Built:

2018

Low Sqft:

Ttl Sqft:

1,781

Lot Information

Lot Sz Ar:

2,992 sqft

Lot Shape:

DOM

6

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Front Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Garden**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,ENERGY STAR Qualified Refrigerator,Freezer,Garage Control(s),Gas Cooktop,Microwave,Washer/Dryer Stacked,Window Coverings

Int Feat:

Bar,Central Vacuum,Crown Molding,Kitchen Island,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room

Dining Room

5pc Ensuite bath

Bedroom

Living Room

Loft

Game Room

Level

Main

Upper

Upper

Main

Upper

Basement

Dimensions

9`10" x 9`6"

15`7" x 7`6"

11`10" x 9`9"

13`6" x 12`3"

6`7" x 5`4"

18`9" x 14`2"

Room

Bedroom - Primary

Bedroom

Bedroom

Family Room

Kitchen

Laundry

Level

Upper

Upper

Basement

Main

Main

Upper

Dimensions

14`3" x 12`11"

11`10" x 9`9"

12`10" x 11`7"

16`8" x 10`10"

15`6" x 10`10"

6`3" x 5`3"

Furnace/Utility Room
3pc Bathroom
Walk-In Closet

Basement
Basement
Upper

9`10" x 5`11"
8`1" x 5`11"
7`9" x 6`7"

2pc Bathroom
3pc Bathroom
Other

Legal/Tax/Financial

Main
Upper
Basement

6`0" x 5`2"
9`3" x 4`10"
8`8" x 8`3"

Title:
Fee Simple
Legal Desc:

1810689

Zoning:
RCG

Remarks

Pub Rmks:

This beautiful two-storey, semi-detached residence, nestled on a quiet sought-after Killarney inner city street, steps from Holy Name School and Killarney School. This custom-built home has been designed and finished with exacting attention from a professional designer are what sets it apart. The exterior finishing (stone , Stucco , Cedar) is a hint of what to expect inside 2600+ sq ft of living space designed to incorporate beauty with functionality having energy efficient lights throughout Spacious living room with cozy fireplace,9-foot ceilings on the main floor and a spectacular kitchen with Kitchen aid appliance package and quartz island, plus a huge eating area Maple staircase With Pitched roof allows for vaulted wooden ceilings loft and stair area The master bedroom with 11ft Ceiling has a luxurious Ensuite including separate stand-alone shower, stunning oval soaker tub and his & her sinks. The finished basement is great for hosting oversized rec room with built-in media hutch, wet bar & 4th bed/bath for guests. Step outside to the sun-drenched west-facing backyard, complete with Deck—ideal for enjoying those balmy summer evenings. The property also includes a double detached garage that is both insulated and drywalled, enhancing comfort and convenience.

Inclusions:
Property Listed By:

None
Creekside Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

