



THE
A-TEAM

**RE/MAX
FIRST**

2619 36 Street, Calgary T3E 2Z7

MLS®#: **A2144499** Area: **Killarney/Glengarry** Listing Date: **06/26/24** List Price: **\$898,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **6,361 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,803**
 Low Sqft:
 Ttl Sqft: **1,803**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees,Private,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Cork,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`9" x 15`0"	Family Room	Main	17`0" x 12`4"
Kitchen	Main	9`11" x 9`2"	Dining Room	Main	9`6" x 8`1"
Pantry	Main	3`8" x 3`8"	2pc Bathroom	Main	5`2" x 5`0"
Bedroom - Primary	Upper	10`9" x 9`8"	Walk-In Closet	Upper	8`7" x 4`0"
Walk-In Closet	Upper	4`11" x 3`10"	4pc Ensuite bath	Upper	14`3" x 6`5"

Bedroom
Walk-In Closet
4pc Bathroom
Flex Space
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement

10`3" x 9`5"
6`0" x 2`8"
7`7" x 4`10"
15`6" x 9`10"
16`9" x 13`11"

Bedroom
Den
Game Room
Laundry

Upper
Upper
Basement
Basement

10`10" x 10`3"
8`2" x 8`0"
20`6" x 12`5"
15`1" x 3`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4367X**

Zoning: **R-CG**

Remarks

Pub Rmks: **INNER CITY KILLARNEY OASIS | 2 STOREY DETACHED HOME | 53 x 120 FT LOT | INFILL ROW | PRIME LOCATION & SIZE OF LOT | EXTREME PRIVACY | MATURE FOLIAGE | LOVELY GARDEN SURROUNDING PROPERTY | *ULTIMATE HOLDING PROPERTY* - LIVE IN, RENT OUT OR REDEVELOP | Unique properties like this do not come along often. Fully reconstructed home from studs in 1997 with all Mechanicals, Electrical and Plumbing, as well as cosmetic upgrades throughout the years & new furnace + A/C - this home embodies true classic/modern charm. Located in the Heart of Killarney on a beautiful treed and landscaped 6362 sqft lot. This home is almost too nice to tear down, but sits on a perfect lot to build a 3000+ sq foot home, duplex, or 4 plex. Wonderful family home with an amazing yard but can also easily be subdivided and re-developed at a later date. As you walk past the mature foliage and onto the cozy front porch, a large formal living room welcomes you complete with large windows , wood burning fireplace, and gleaming hardwood floors throughout - a lovely room to entertain. The kitchen is bright and spacious with a walk-in pantry, island, granite counters, custom cabinetry, gas stove, SS appliances & a large nook area leading to the west facing back yard. A generous family room off the kitchen is a great place for the kids, and is flooded with western sun but also complete with a patio door to the front/side yard. The upper level features 3 large bedrooms and a den with a spacious primary bedroom boasting vaulted ceilings, walk in closet, large ensuite with separate shower / tub & heated floors. On this top level you will find two additional bedrooms and a full bath, as well as a cozy den/bonus room which could easily be repurposed as a 4th small bedroom. The lower level is complete with a large rec room, laundry and flex space which can easily be made into a fourth bedroom. A wine room /cellar could easily be added. The superb west facing yard is fully landscaped with amazing perennials (abundance of peonies) with year round sun! An amazing original but functional barn/garage space from 1914 completes the back yard charm and features a second story hay loft. This would be a great space to have an office/gym or studio space. There is plenty of room to build a new 3 car garage, and still enjoy lots of yard space, A tremendous opportunity to own a classic, fully updated home on a fantastic park-like, inner-city lot.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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











