



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2802 36 Street, Calgary T3E 3A1**

MLS®#: **A2160951**      Area: **Killarney/Glengarry**      Listing Date: **09/11/24**      List Price: **\$759,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **2,917 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Corner Lot,Landscaped,Level,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Detached**

DOM

**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Slate**  
 Sewer:      Water Source:  
 Ext Feat: **Permeable Paving,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Bar,Bathroom Rough-in,Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 5`1"	Dining Room	Main	14`2" x 9`3"
Kitchen	Main	7`9" x 15`0"	Living Room	Main	16`9" x 12`0"
Office	Main	11`7" x 12`3"	4pc Bathroom	Second	9`5" x 7`10"
5pc Ensuite bath	Second	10`0" x 8`3"	Bedroom	Second	10`1" x 10`9"
Bedroom	Second	10`0" x 9`11"	Bedroom - Primary	Second	13`8" x 16`7"
3pc Bathroom	Basement	10`7" x 11`4"	Bedroom	Basement	13`6" x 11`4"

Game Room

Basement

13`10" x 22`8"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

8`7" x 8`3"

Title:  
**Fee Simple**  
Legal Desc:

**0815442**

Zoning:  
**R-CG**

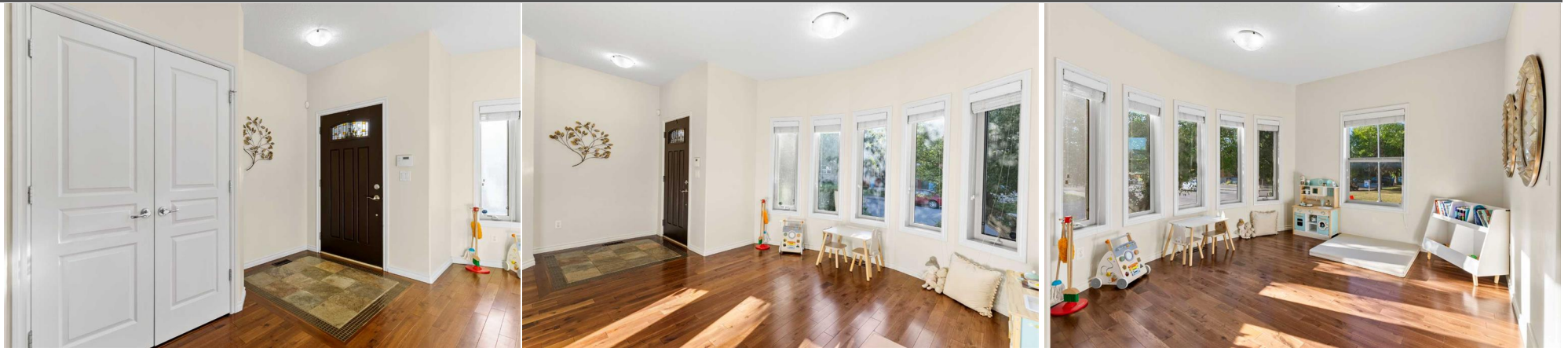
Remarks

Pub Rmks: **Welcome to Inner City living at its finest! Introducing this beautiful two-story home situated in the highly sought-after inner city community of Killarney. Step inside and discover a beautiful blend of stylish, yet functional space, with loads of natural light. Stunning upgrades include quartz counters, hardwood flooring throughout the main floor, and stainless steel appliances. The main floor offers a versatile den/office, adding flexibility to your lifestyle. A great kitchen with a corner pantry and a large island. The living room centers around a beautiful fireplace, offering a cozy atmosphere for relaxing. The backyard is garden-like and adds great private space for summer entertaining, and direct access to your double detached garage. With a total of 4 bedrooms - 3 on the upper level and 1 in the basement - the master suite stands out for its impressive size, complete with a walk-in closet and a lavish 5-piece ensuite bath featuring his and her sinks. Killarney is a prime inner city community offering easy access to major roadways, a short distance to downtown and a walking distance to amenities, such as the Killarney Aquatic & Rec. Center, Playgrounds, Schools, C-train, restaurants, shopping and so much more. You don't want to miss this one!**

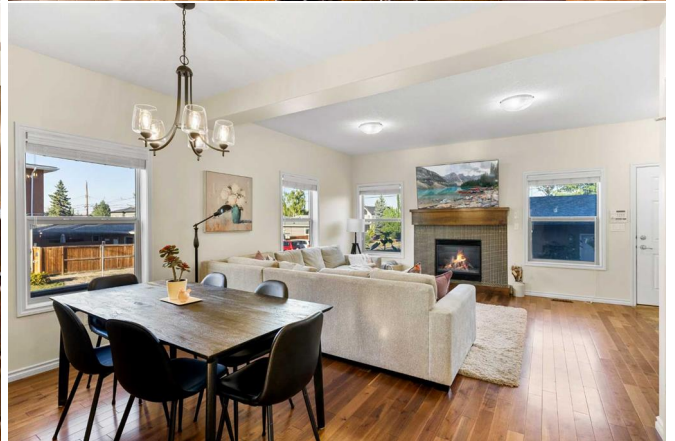
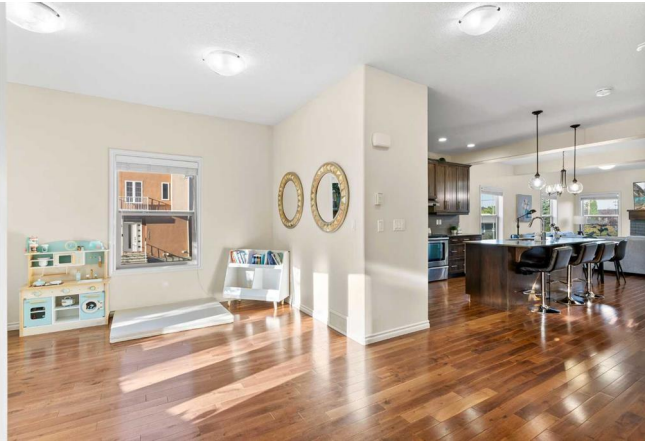
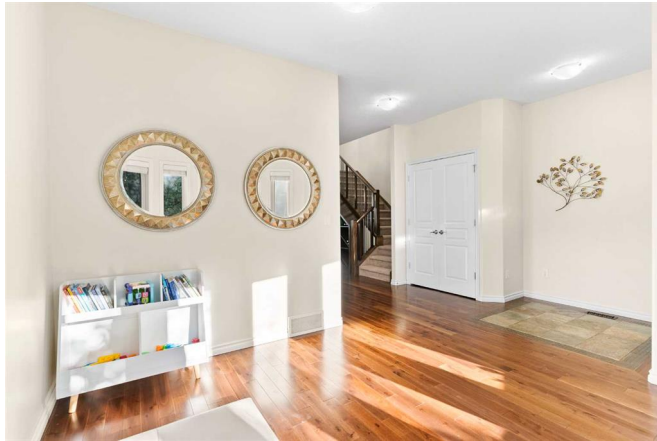
Inclusions: **Dishwasher, Washer, Dryer, Refrigerator, Microwave Hood Fan, Microwave, Electric Stove**

Property Listed By: **RE/MAX Complete Realty**

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



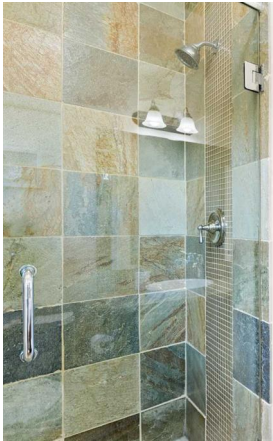




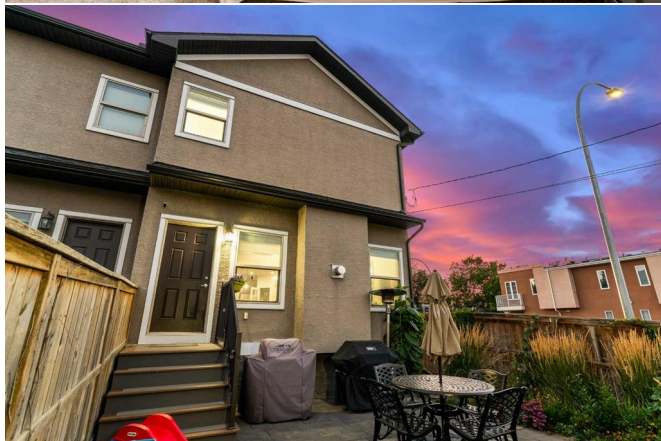
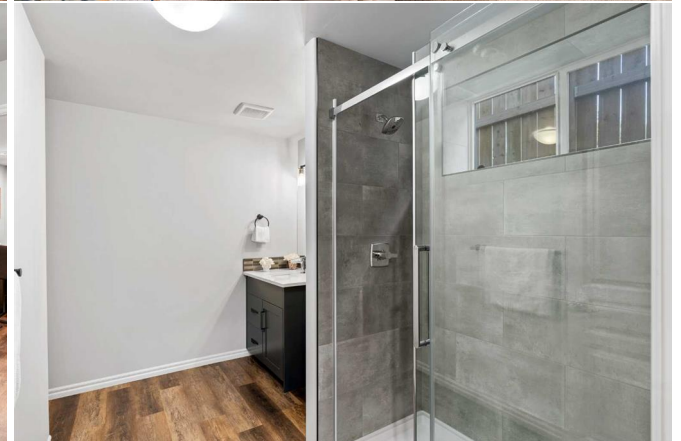




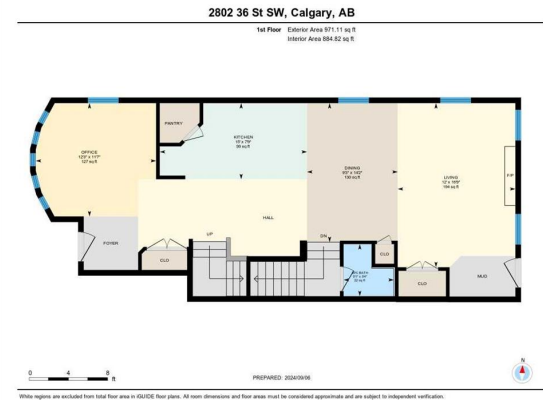






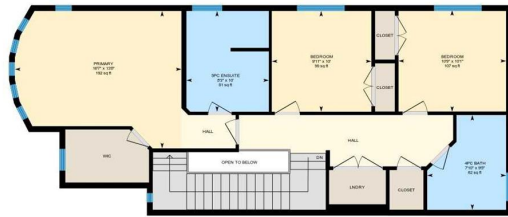






**2802 36 St SW, Calgary, AB**

2nd Floor Exterior Area 951.35 sq ft  
 Interior Area 873.50 sq ft  
 Excluded Area 20.31 sq ft



**2802 36 St SW, Calgary, AB**

Basement (Below Grade) Exterior Area 891.88 sq ft  
 Interior Area 817.53 sq ft

