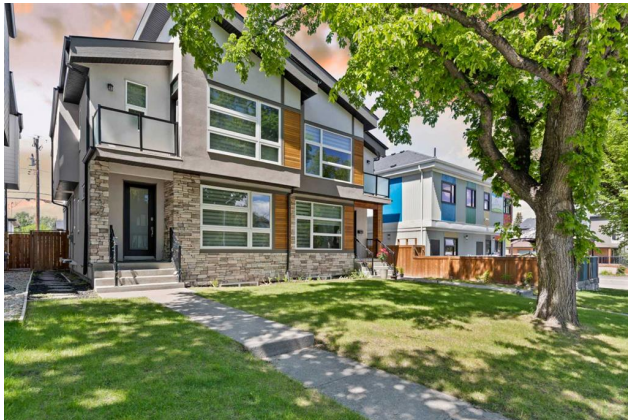


2807 36 Street, Calgary T3H 4N4

MLS®#: **A2163913** Area: **Killarney/Glengarry** Listing Date: **09/11/24** List Price: **\$874,999**  
 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: **2018**  
Lot Information  
 Lot Sz Ar: **2,992 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,977**  
 Low Sqft:  
 Ttl Sqft: **1,977**

DOM

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

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/Bsmt: **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,Chandelier,No Smoking Home,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`4"	Dining Room	Main	9`11" x 13`3"
Family Room	Main	16`2" x 13`1"	Kitchen	Main	10`1" x 15`9"
Living Room	Main	13`8" x 12`4"	4pc Bathroom	Upper	9`4" x 5`0"
5pc Ensuite bath	Upper	9`4" x 15`10"	Bedroom	Upper	9`10" x 12`0"
Bedroom	Upper	9`11" x 12`0"	Laundry	Upper	6`4" x 5`4"
Office	Upper	6`7" x 5`4"	Bedroom - Primary	Upper	15`8" x 14`6"

Walk-In Closet  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

6`9" x 7`10"  
13`0" x 11`8"  
6`0" x 10`1"

4pc Bathroom  
Game Room  
Walk-In Closet

Basement  
Basement  
Basement

6`0" x 8`3"  
18`11" x 17`4"  
5`7" x 8`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810689**

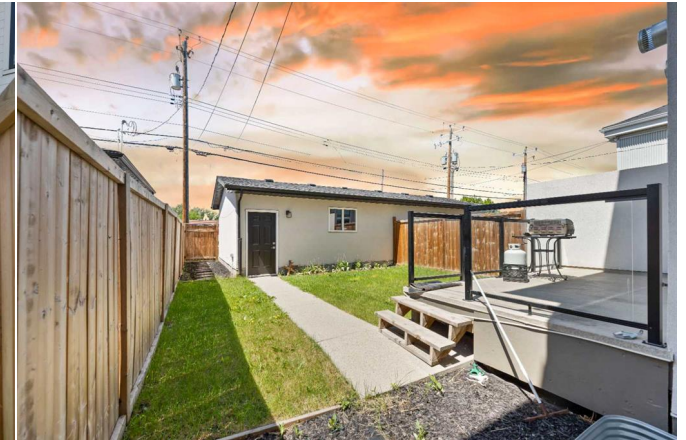
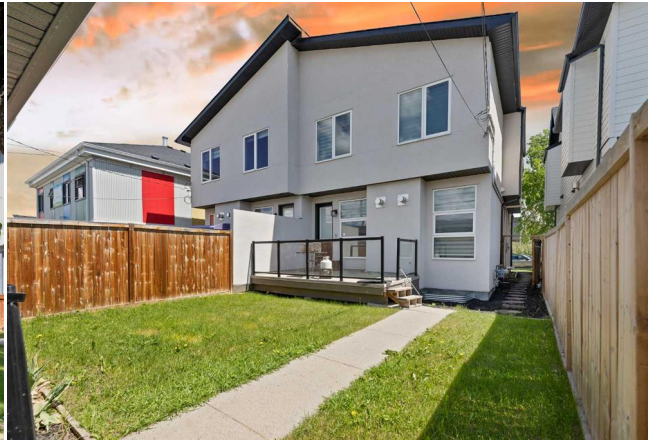
Zoning:  
**R-CG**

Remarks

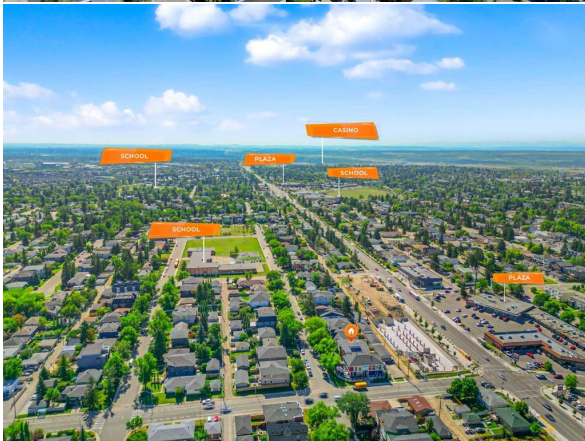
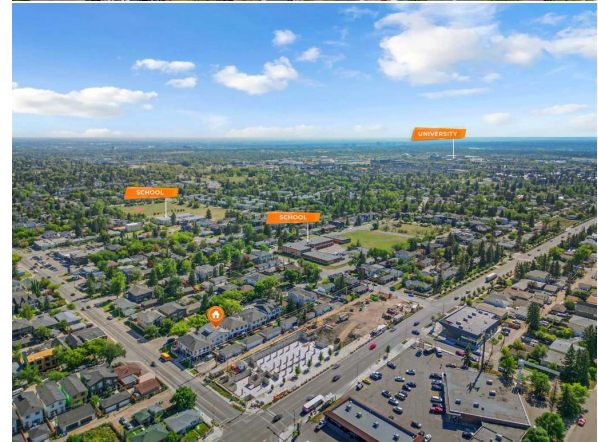
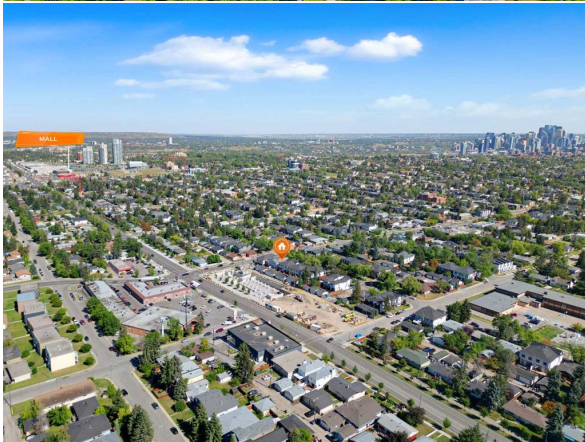
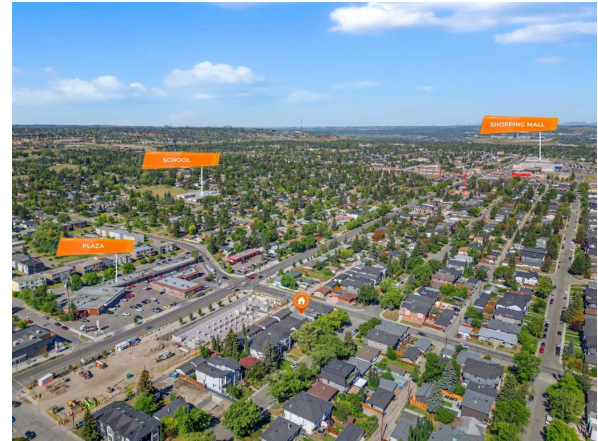
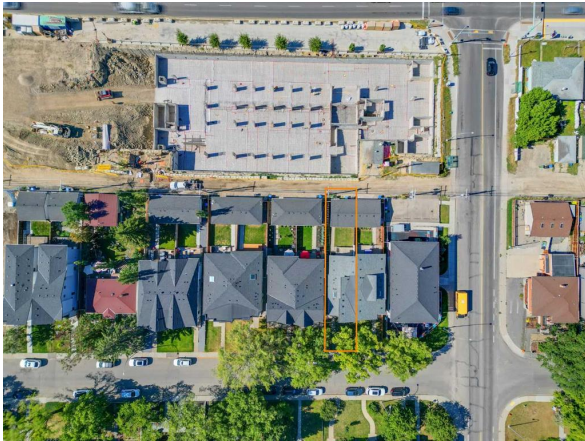
Pub Rmks: **This beautiful two-storey, semi-detached residence, nestled on a quiet sought-after Killarney inner city street, steps from Holy Name School and Killarney School. This custom-built home has been designed and finished with exacting attention from a professional designer are what sets it apart. 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: **RE/MAX iRealty Innovations**

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







**2807 36 St SW, Calgary, AB**

Main Floor Exterior Area 500.70 sq ft  
Interior Area 555.61 sq ft



0 4 8 ft PREPARED: 2024/05/01

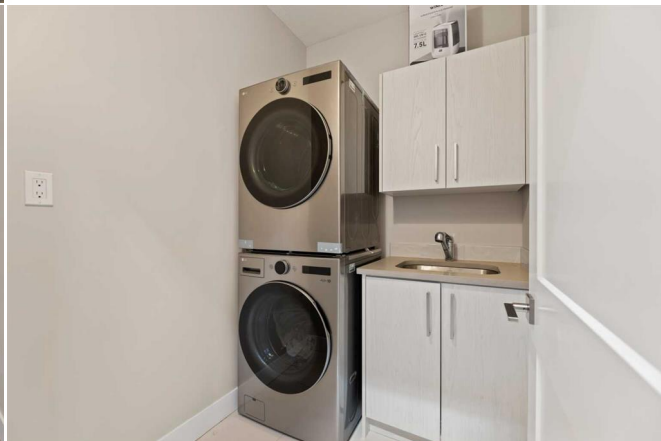
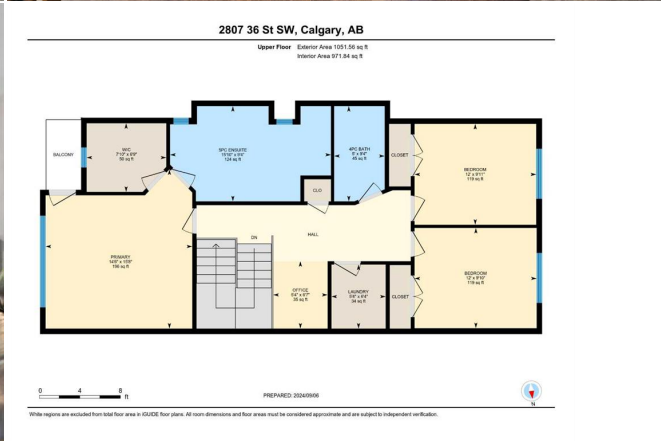
White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



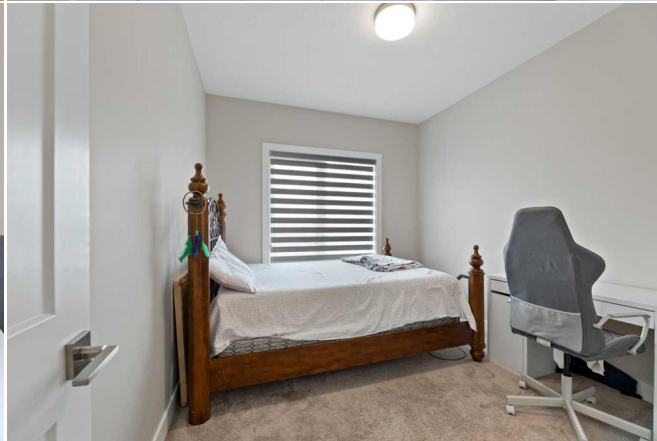
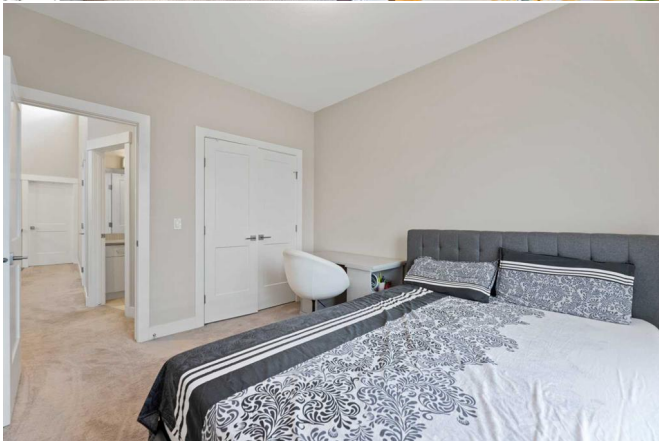






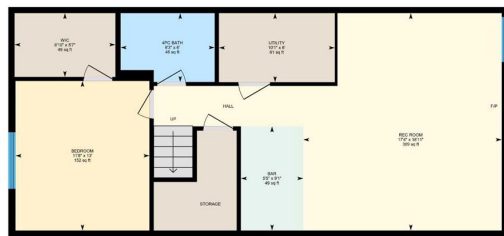






**2807 36 St SW, Calgary, AB**

Basement (Below Grade) Exterior Area 872.32 sq ft  
Interior Area 824.83 sq ft



0 4 8  
PREPARED 2024/05/06  
With regions are excluded from total floor area in GLUEX floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



