

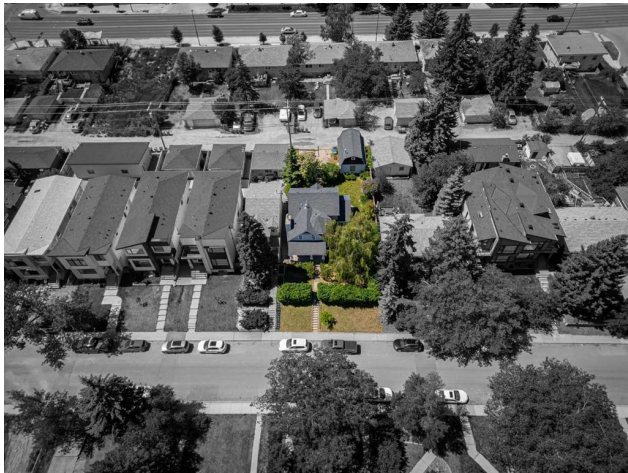


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2619 36 Street, Calgary T3E 2Z7**

MLS®#: **A2164009** Area: **Killarney/Glengarry** Listing Date: **09/09/24** List Price: **\$888,000**  
 Status: **Pending** 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

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

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 | R-CG ZONED | 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 brand new 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.**

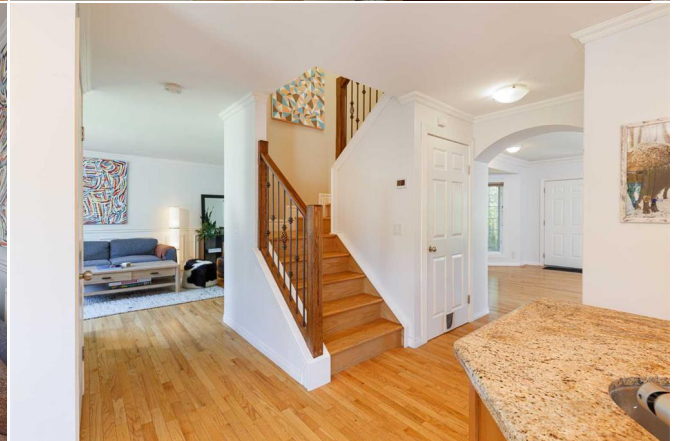
Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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











**2619 36 STREET SW**  
 RECS MEASUREMENT STANDARD - CALGARY AB  
 MAIN LEVEL (AG) - 977.68 Sq.Ft. / 90.83 m<sup>2</sup>  
 UPPER LEVEL (AG) - 828.43 Sq.Ft. / 78.70 m<sup>2</sup>  
 TOTAL ABOVE GRADE RMS SIZE - 1,806.11 Sq.Ft. / 167.53 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BG) - 664.33 Sq.Ft. / 61.71 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BG) - 205.05 Sq.Ft. / 19.05 m<sup>2</sup>  
 TOTAL ADBG AREA - 2,672.49 Sq.Ft. / 246.29 m<sup>2</sup>

Floor plan details:  
 - PATIO: 20'0" x 10'0"  
 - GARAGE: 10'0" x 10'0"  
 - GARAGE: 10'0" x 10'0"  
 - BEDROOM: 11'0" x 11'0"  
 - BEDROOM: 11'0" x 11'0"  
 - KITCHEN: 10'0" x 10'0"  
 - BATH: 5'0" x 5'0"  
 - HALL: 5'0" x 5'0"  
 - BREAKFAST ROOM: 10'0" x 10'0"  
 - LIVING ROOM: 12'0" x 12'0"  
 - DINING ROOM: 10'0" x 10'0"  
 - FAMILY ROOM: 10'0" x 10'0"  
 - RECREATION ROOM: 20'0" x 10'0"  
 - TERRACE: 10'0" x 10'0"  
 - ENTRY: 10'0" x 10'0"  
 - ENTRY: 10'0" x 10'0"



