

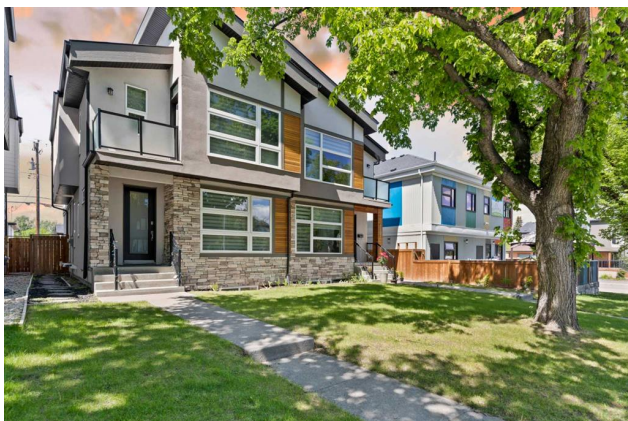


THE
A-TEAM

**RE/MAX
FIRST**

2807 36 Street, Calgary T3E2Z9

MLS® #: **A2190056** Area: **Killarney/Glengarry** Listing Date: **01/24/25** List Price: **\$859,000**
 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: **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

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`11" x 13`3"	Bedroom - Primary	Upper	15`8" x 14`6"
5pc Ensuite bath	Upper	9`4" x 15`10"	Bedroom	Upper	9`0" x 12`0"
Bedroom	Upper	9`11" x 12`0"	Bedroom	Basement	13`0" x 11`8"
Living Room	Main	13`8" x 12`4"	Family Room	Main	16`2" x 13`1"
Office	Upper	6`7" x 5`4"	Kitchen	Main	10`1" x 15`9"
Game Room	Basement	18`11" x 17`4"	Laundry	Upper	6`4" x 5`4"

Furnace/Utility Room
3pc Bathroom
Walk-In Closet

Basement
Basement
Upper

9`10" x 5`11"
6`0" x 8`3"
6`9" x 7`10"

2pc Bathroom
3pc Bathroom
Other

Legal/Tax/Financial

Main
Upper
Basement

6`1" x 5`4"
9`4" x 5`0"
5`7" x 8`10"

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. SELLER CAN HELP IN FINANCING IF BUYER REQUIRES. PLEASE CONTACT FOR MORE DETAILS**

Inclusions:
Property Listed By:

NA
Creekside Realty

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

