

# \$869,000 - 2637 36 Street Sw, Calgary

MLS® #A2248503

**\$869,000**

4 Bedroom, 4.00 Bathroom, 1,928 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

\*\*\* BEST VALUE IN KILLARNEY - OFFERED  
BELOW REPLACEMENT VALUE \*\*\* OPEN  
HOUSE SATURDAY AUGUST 16: 1:30-3:30  
PM & AUGUST 17: 12-2 PM\*\*\* AMAZING  
LAYOUT & FEATURES | 10 FT CEILINGS +  
8 FT DOORS & CLOSETS 2740 SQFT OF  
LIVING SPACE | DOUBLE DETACHED  
GARAGE | INDOOR/OUTDOOR SPEAKERS  
| XL WEST FACING BACKYARD | 120 FT  
DEEP LOT | AIR CONDITIONING |

\*Welcome Home\* As you enter, you're greeted  
by a tall front door with 10-foot ceilings,  
hardwood floors, and bright & airy open  
concept space with an exceptional layout  
(SEE FLOOR PLAN IN PICS) . This home has  
the ideal infill layout & features: tall ceilings,  
tall doors, private foyer & back mudroom, long  
island, gas stove, stainless steel appliances,  
spacious dining and living spaces, AMAZING  
FOR ENTERTAINING GUESTS, Indoor /  
Outdoor speakers, big bedrooms, built in  
closets, A/C, Vacuflo, sliding doors to the  
amazing west-facing extra long backyard & a  
powder room steps down from main floor w/  
extra tall ceilings privacy. With 4 bedrooms,  
3.5 bathrooms & 2740 sq.ft of living space,  
there is room for a family to grow. The upper  
and lower floors both have 9ft ceilings + vaults  
and the 8-foot doors throughout the home  
enhance a sense of openness, making every  
room feel grand and spacious. Off the kitchen,  
the mudroom provides access to the private,  
fenced yard, where you'll find a large patio,  
pergola, great landscaping, and a double



detached garage. Upstairs, the wide staircase leads to three beautifully appointed bedrooms, a full-sized laundry room, and a spa-like main bath. The primary suite is a sanctuary, featuring a large walk-in closet and an opulent ensuite with heated floors, a jetted tub, and an elegant walk-in glass shower. The fully finished lower level offers flexibility with a spacious rec room, custom wet bar, a fourth bedroom, and an additional full bath—ideal for guests, a home office, or extended family. Great combination of luxury, space, and location, don't come around often in Killarney under 900k! \*Added Bonus\* The lot next door will be a 4 plex and will complete the new modern gentrified look that this side of the street needs on the corner & adding the perfect layer of privacy from 26 Avenue of this particular home.

Built in 2017

### Essential Information

MLS® #	A2248503
Price	\$869,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2637 36 Street Sw
Subdivision	Killarney/Glengarry

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	H-GO

### Listing Details

Listing Office	RE/MAX House of Real Estate
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