

# \$1,299,000 - 2627 36 Street Sw, Calgary

MLS® #A2248864

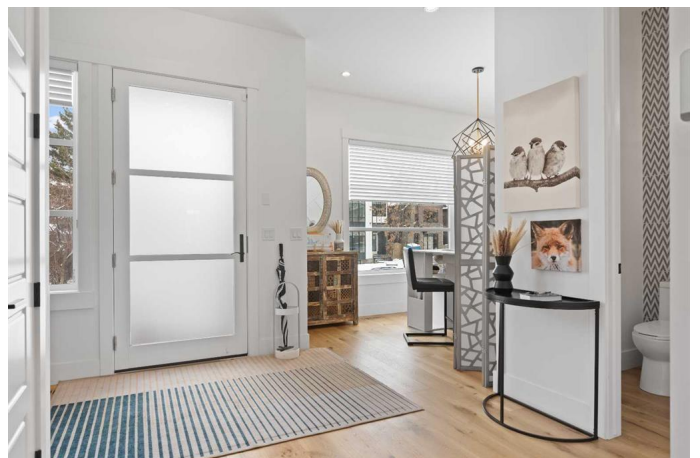
**\$1,299,000**

5 Bedroom, 4.00 Bathroom, 2,437 sqft

Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Incredibly stunning 5 bedroom, 3.5 bathroom home offering over 3,440 sq. ft. of meticulously designed living space on a rare inner city lot with sunny west-facing backyard. Thoughtfully crafted with high-end finishes this home is perfect for all types of families! Step into the chef-inspired kitchen featuring quartz countertops, a built-in gas stovetop, built-in oven and microwave, an oversized island, and a double-wide refrigerator, this kitchen is a true showstopper. A walk-in pantry ensures ample storage, while oversized windows flood the main floor with natural light. Cozy up in the living room that is enhanced by a tiled fireplace with custom mantle & built ins. The massive mudroom is designed for organization, offering plenty of storage to keep everything in place. A wide feature staircase with modern spindles, leads to the upper level, where you'll find the primary retreat where you will find a serene escape with a spa-like ensuite featuring a soaker tub, oversized shower, and double vanity. This level also boasts 2 additional spacious bedrooms, a bonus room, and a convenient laundry room. Downstairs, the fully developed basement redefines lower-level living with 9-ft ceilings, a large rec room with built-ins, a wet bar, 2 large bedrooms, a full bathroom, and more! Additional features include a double detached garage, central A/C, upgraded window coverings and low maintenance landscaping. If you've ever experienced infills that felt too narrow, this home will be a game-changer—wide, bright,



and beautifully designed. Don't miss  
out—schedule your private showing today!

Built in 2021

### Essential Information

MLS® #	A2248864
Price	\$1,299,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,437
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2627 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	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner,

	Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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