

\$1,169,900 - 2632 36 Street Sw, Calgary

MLS® #A2254238

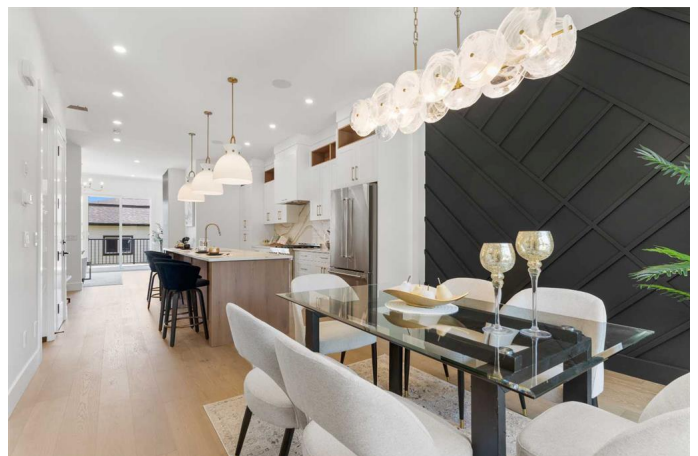
\$1,169,900

5 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

EXTENDED BASEMENT! Welcome to one of Killarney's™ most exceptional homes – a brand new infill offering nearly 2,000 SqFt of beautifully designed living space. Here, elevated style meets everyday comfort in one of Calgary's™ most sought-after inner-city neighbourhoods. Thoughtfully crafted for both daily living and upscale entertaining, this home combines modern design, an intelligent open-concept layout, and unmatched functionality into one remarkable package. As you step inside, a beautiful formal dining area sets the tone for the home, flowing seamlessly into the gourmet kitchen anchored by a striking 12-foot quartz island. Designed for both relaxed mornings and upscale gatherings, this kitchen is a space where style and practicality come together effortlessly. Across from the kitchen, a bright and versatile home office offers the perfect place to focus or create. Beyond, the inviting living room showcases a cozy fireplace – perfect for those cold Calgary winters – and glass patio doors that open to a large rear deck, creating a smooth transition between indoor and outdoor living. A built-in mudroom with generous storage and a chic, tucked-away powder room add thoughtful functionality to the main level. Upstairs, the primary suite is a light-filled retreat with a vaulted ceiling, walk-in closet, and a spa-inspired ensuite featuring beautifully patterned floors, dual sinks, and a freestanding tub. Two additional bedrooms, a stylish main bath, and a conveniently located



laundry room complete the upper level. Downstairs the extended basement is a standout feature, offering even more flexibility with a bright and spacious legal suite. This level includes a full kitchen, open living area, two private bedrooms, a flex room, and dedicated laundry room. Whether envisioned as an income-generating opportunity, a comfortable space for multi-generational living, or an inviting private retreat for guests, this space offers unmatched versatility without compromising style. The property is complete with a double detached garage and is ideally situated on a paved back alley, offering both convenience and functionality. With its elegant finishes, well-planned layout, abundant natural light, and a location just steps from parks, schools, amenities and quick connections to downtown, this home is more than just beautiful – it’s a smart investment in style, comfort, and long-term value.

Built in 2025

Essential Information

MLS® #	A2254238
Price	\$1,169,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,996
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2632 36 Street Sw
---------	-------------------

Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	49
Zoning	H-GO

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.