

\$1,098,000 - 3017 36 Street Sw, Calgary

MLS® #A2250640

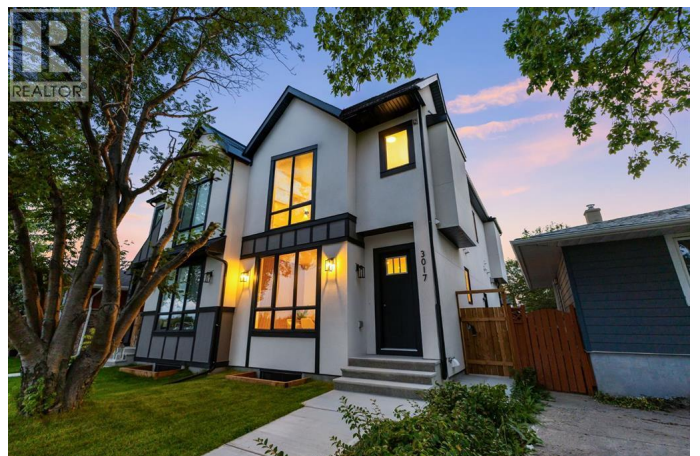
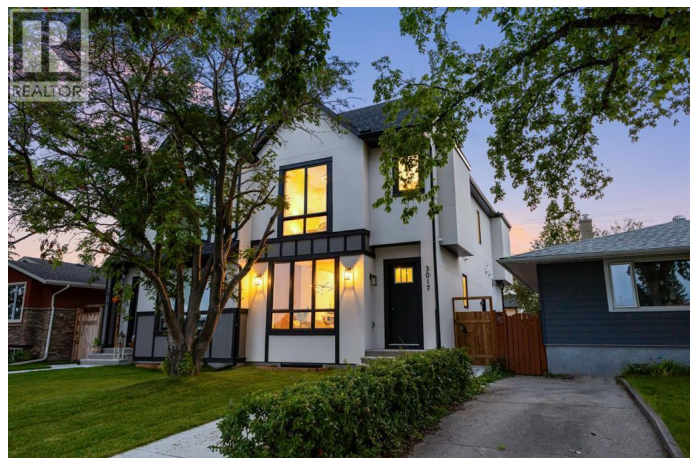
\$1,098,000

5 Bedroom, 4.00 Bathroom, 2,029 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

REDUCED PRICE! - TREMENDOUS VALUE!
KILLARNEY PARKSIDE 5 BEDROOM HOME
W/ PRIVATE LEGAL SUITE, LARGE WEST
YARD, JENNAIRE KITCHEN, FINISHED
GARAGE! This stunning 5-bedroom haven is where memories are made and life's precious moments unfold. As you enter, the stunning accent wall and open concept design set the tone for this thoughtfully crafted space. Imagine starting your day with sunlight streaming through the east-facing dining room window, overlooking a serene park. The heart of this home is the breathtaking kitchen – a culinary paradise with a 13-foot island and top-of-the-line JENNAIR appliances. An adjacent office niche is perfect for work or homework while dinner simmers. In the evening, gather in the cozy family room around the magnificent stone tile fireplace. Summer nights are a delight in your spacious west-facing backyard. Fire up the BBQ on the huge patio and watch the sun paint the sky. The 125-foot long lot offers ample room for kids to play or for you to create your dream garden. Upstairs, a bonus lounge area awaits – use this space as a kids zone, a yoga retreat under skylight, a office, or whatever works for you. The master bedroom is a sanctuary with vaulted ceilings, park views, and a spa-like ensuite featuring a luxurious soaker tub and steam shower. Two additional bedrooms provide comfortable havens for children or guests, while a well-appointed laundry room makes household chores a



breeze.This home's secret superpower is the 2
BEDROOM LEGAL LOWER SUITE w/
PRIVATE ENTRANCE “ a fully independent
two-bedroom apartment. Rent it out for up to
\$2000 a month or use it for multigenerational
living. The choice is yours!Located in the heart
of Killarney, you're steps away from top-rated
schools and major commuter routes. Your
children can safely walk to the excellent K-6
elementary school across the street, fostering
independence and community spirit.This isn't
just a house “ it's a canvas for your future, a
nest for your loved ones, and where you'll
build your legacy. Every detail, from the private
powder room off the mudroom to the built-in
office upstairs, caters to busy, modern
families.Key features include 5 bedrooms (3
upstairs, 2 in legal suite), park-facing location,
large west-facing backyard, gourmet Jennaire
kitchen, family room with fireplace and
built-ins, huge patio for year-round BBQs,
upstairs bonus lounge space, vaulted master
bedroom with luxurious ensuite, and easy
access to top schools and commuter
routes.This Killarney gem is more than a
home; it's the key to the lifestyle you've always
wanted. Imagine the joy on your family's faces
as you tell them, "We're home." Make this
dream a reality “ your future self will thank
you. Don't forget to check out the INSULATED
+ DRYWALLED DOUBLE GARAGE.
Schedule a viewing today and take the first
step towards making this dream home yours!
(id:6289)

Built in 2025

Essential Information

Listing #	A2250640
Price	\$1,098,000
Bedrooms	5
Bathrooms	4.00

Half Baths	1
Square Footage	2,029
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3017 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E3A2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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Listing information last updated on November 3rd, 2025 at 3:46pm CST