

# \$1,259,900 - 2820 36 Street Sw, Calgary

MLS® #A2196307

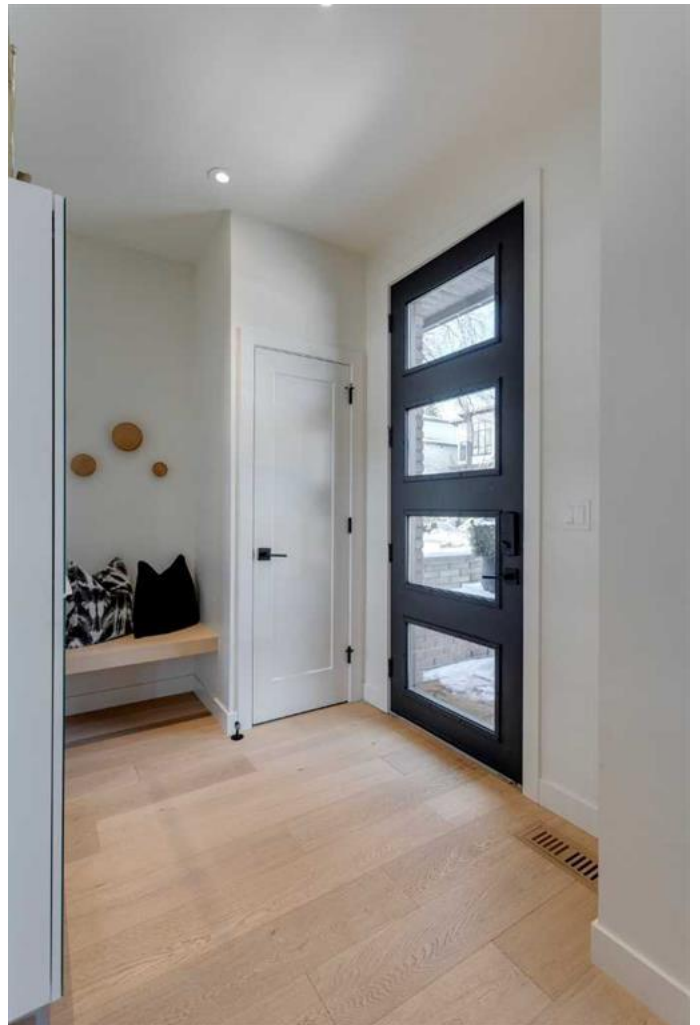
**\$1,259,900**

4 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

A stunning custom built home designed by Dean Thomas and built by Braemyn Construction, this property is a rare gem that stands apart from the typical spec built home. Showcasing a modern brick exterior, it boasts over \$100K in custom, maintenance-free landscaping, including a 400 sq. ft. wood pergola on the rear patio and artificial turf in the backyard—perfect for pets. The home features an irrigation system, exterior yard lighting, and Genstar programmable soffit lighting for year-round ambiance. The upgraded garage includes window, insulation, drywall, and lush summer vines for added charm. Inside, the timeless design flows seamlessly across all four levels. The lower level offers a fully equipped gym with rubber flooring, a glass door, and a mirrored wall, along with a spacious rec area, a full bathroom, a storage closet, and a bedroom with a large concrete window well. The main floor is bathed in natural light, featuring white oak hardwood, an open-concept layout, Lutron dimmers, a reverse osmosis water tap, a garburator, and an upgraded Wolf gas stove. The kitchen is thoughtfully designed with extensive cabinetry, dovetail wood drawers, and sliding glass patio doors leading to the beautifully landscaped yard. The second level includes two well-sized bedrooms, a full laundry room, a flex space, and a Jack-and-Jill bathroom. The top level is dedicated to the luxurious primary suite, complete with a private patio offering stunning downtown views, a



spacious walk-in closet, and a spa-like en-suite with heated floors. Additional upgrades include central A/C, a water softener, full window treatments, and a Vac-u-flow system. Nestled on a quiet, tree-lined street adorned with mature elm trees, this exceptional home offers both luxury and comfort in a truly desirable location.

Built in 2018

### **Essential Information**

MLS® #	A2196307
Price	\$1,259,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,365
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

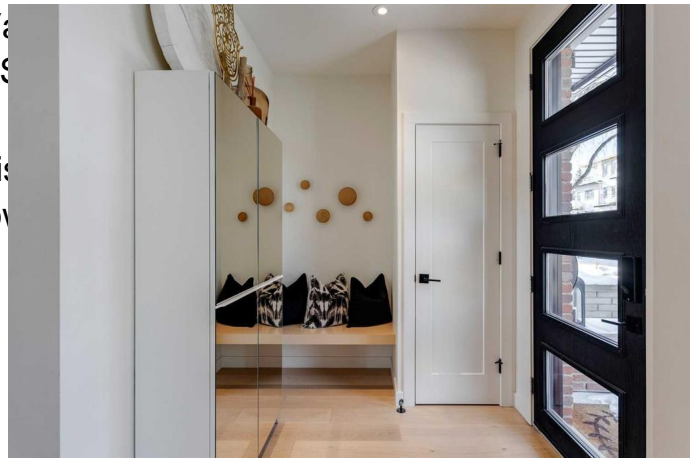
Address	2820 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Hardwood Floors, Kitchen Floorplan, See Remarks, Storage Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer, Windows
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	49
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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