

\$699,000 - 2, 1926 36 Street Sw, Calgary

MLS® #A2264115

\$699,000

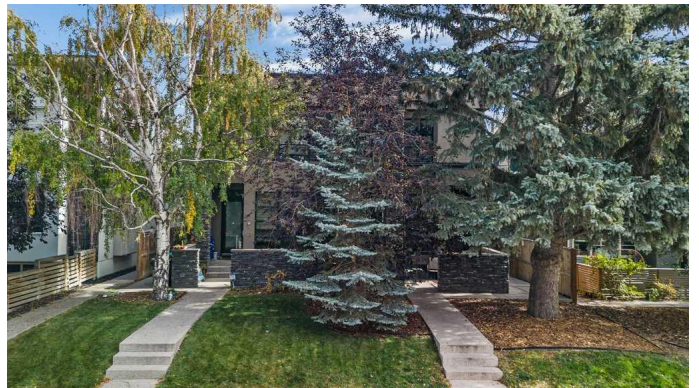
2 Bedroom, 3.00 Bathroom, 1,832 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

EXECUTIVE LIVING - Inner-City Killarney!

Elegant three-level residence showcasing timeless design and premium upgrades - over 2400 sq. ft. in total. Be drawn into the open plan design, perfectly crafted for entertainment on the main level. The gourmet kitchen - with custom cabinetry, crown mouldings, top-tier appliances, caesar stone counters, plus a large island - is perfect for the chef! The adjacent living/dining area boasts coffered 9 ft. ceilings, a wall of windows for natural light and views of the private courtyard, plus built-in cabinetry surrounding a feature gas fireplace. Hand scraped Espresso hardwoods adorn the main and upper living areas. Ascend to the second level, with its beautifully designed living room and adjacent second master bedroom with a walk-in closet and full 4 piece bathroom. The third level showcases a lavish "Master Oasis" with views of downtown, a stunning panelled feature wall, "double" coffered ceilings and an ambience with colour that invites relaxation! A walk-in closet with built-ins also features a full laundry, plus there is a second large closet in the master suite. The sumptuous "spa-like" 5 piece ensuite has a shower with massage body jets & a rain shower head, an oversized jetted tub and dual sinks on a custom caesar stone vanity, plus heated travertine floors! All new light fixtures throughout, plus newly painted bathrooms, master suite and kitchen ceiling. The lower level offers a bright family room, plus a separate office / den, an adjacent 4 piece



bathroom, plus the second laundry area in this home! Enjoy your outdoor private courtyard, complete with a patio, gas outlet and its own large tree for shade! The long planter can grow perennials and gets full sun exposure. A detached single garage space, plus a shared visitor parking pad completes this exceptional property. This 4-unit complex has LOW CONDO FEES, is well run & fosters community between the 4 wonderful owners - with a shared Pride of Ownership! A FABULOUS LOCATION - 6 min walk to Westbrook train station, the mall, numerous restaurants & amenities. Your sophisticated private "inner city" oasis is certain to thrill all who experience it!

Built in 2012

Essential Information

MLS® #	A2264115
Price	\$699,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,832
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 1926 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y9

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Alley Access, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Crown Molding
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, 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	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	6
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
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