

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

MLS® #A2250640

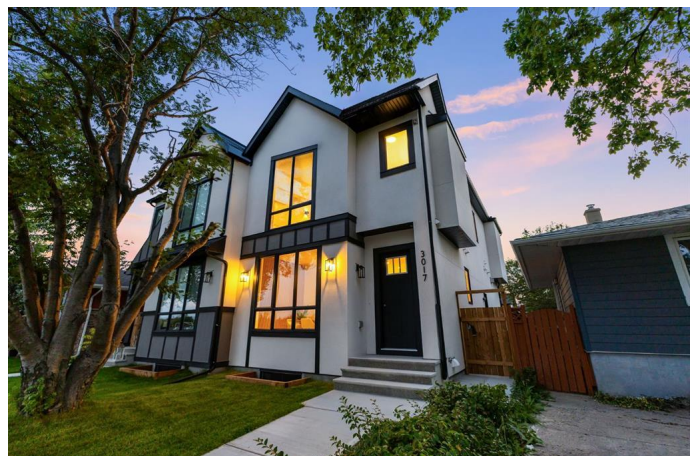
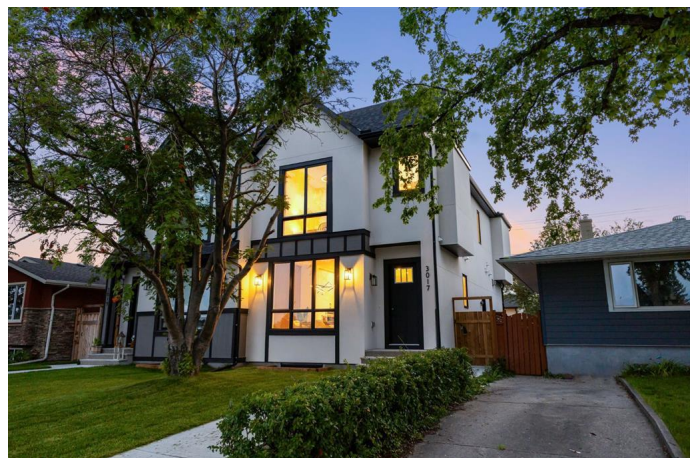
**\$1,098,000**

5 Bedroom, 4.00 Bathroom, 2,029 sqft  
Residential 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!

Built in 2025

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2250640    |
| Price    | \$1,098,000 |
| Bedrooms | 5           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,029                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3017 36 Street Sw   |
| Community   | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 3A2             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s)            |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | Rough-In                                                                                                     |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                             |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full                                                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line, Playground, Private Yard |
|-------------------|----------------------------------------|

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Back Lane, Back Yard, See Remarks |
| Roof            | Asphalt Shingle                   |
| Construction    | Concrete, Stucco, Wood Frame      |
| Foundation      | Poured Concrete                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 74                |
| Zoning         | R-CG              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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