

2802 36 Street SW  
Calgary, Alberta

MLS # A2160951



## \$759,000

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,922 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Dishwasher, Washer, Dryer, Refrigerator, Microwave Hood Fan, Microwave, Electric Stove

Welcome to Inner City living at its finest! Introducing this beautiful two-story home situated in the highly sought-after inner city community of Killarney. Step inside and discover a beautiful blend of stylish, yet functional space, with loads of natural light. Stunning upgrades include quartz counters, hardwood flooring throughout the main floor, and stainless steel appliances. The main floor offers a versatile den/office, adding flexibility to your lifestyle. A great kitchen with a corner pantry and a large island. The living room centers around a beautiful fireplace, offering a cozy atmosphere for relaxing. The backyard is garden-like and adds great private space for summer entertaining, and direct access to your double detached garage. With a total of 4 bedrooms – 3 on the upper level and 1 in the basement – the master suite stands out for its impressive size, complete with a walk-in closet and a lavish 5-piece ensuite bath featuring his and her sinks. Killarney is a prime inner city community offering easy access to major roadways, a short distance to downtown and a walking distance to amenities, such as the Killarney Aquatic & Rec. Center, Playgrounds, Schools, C-train, restaurants, shopping and so much more. You don't want to miss this one!