

# \$1,329,000 - 2818 36 Street Sw, Calgary

MLS® #A2261596

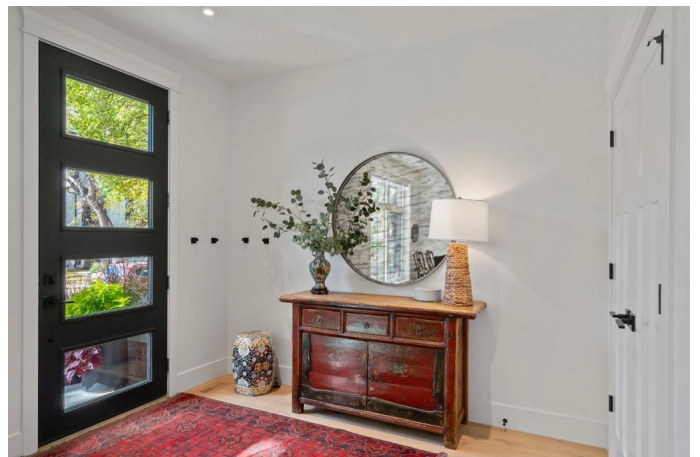
**\$1,329,000**

3 Bedroom, 5.00 Bathroom, 2,382 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This one is SPECIAL! Custom-built by established/respected Braemyn Homes & designed by Dean Thomas (a Global Leader in Design!), this rare home stands apart from other semi-detached options available in SW Calgary. Prepare to be WOWED inside & out. The minute you drive onto the street - lined with mature Elm trees...you will feel at HOME. Elegant, timeless Brownstone exterior with real full sized brick & concrete lintels. Wait till you see this home at night - Gemstone lighting on home/garage=magical effect! Extensive work & investment went into ensuring the exterior of this home - reflects the amazing interior! This home offers a LIFESTYLE uncommon in Calgary...the ability to enjoy your outdoor spaces year round! Walk up your extra wide concrete walkaway, while you appreciate the beautiful, low maintenance landscaping out front. Inside front door, you are greeted by high ceilings, open concept timeless design that allows light to travel from EAST - WEST & white oak hardwood floors! Custom lighting options and window treatments throughout. Entertaining family or cozy nights at home in front of gas fireplace - all can be accomplished in this space. Kitchen is a chef's dream with UPGRADED Appliances - Monogram Fridge, 48" Monogram gas/electric stove + POT filler! HUGE QUARTZ Island w/room for casual dining or company while you cook/bake. TONS of cupboards/storage. Kitchen built at back to allow easy transition outside via door or patio sliders - directly to deck space to dine, BBQ



(gas line), host sports parties, family events or enjoy quiet evenings in front of the fire! 2 piece bath & mudroom space complete this level. Double finished garage is insulated/drywalled with epoxy floors. Head up your Hardwood stairs to second level & find TWO amazing suites - both with large bedroom areas, beautiful ensuites & closet spaces! One stands out w/heated ensuite floors, dual sinks, stand alone tub and HUGE shower. Laundry w/sink & direct hamper access to walk-in closet! The THIRD level is all about OPTIONS! Use as extra space for relaxing, entertaining, WORKING. OR transform it to a THIRD bedroom. 2 piece bath on this level. Could achieve an incredible THIRD FLOOR PRIMARY suite if desired. Private balcony on this level offers CITY views! Set up for future hot tub installation. There is even a fully finished basement space! Offers another BEDROOM, 5th bathroom, flex space, dedicated Wine Room & tons of storage. School at end of the block! The home is steps to Marda Loop, Westhills & LRT. 37th ST revitalization adds new trees, bike paths to North Glenmore Park & downtown + easy access to amenities, dining, coffee shops, shopping, services - creating a vibrant, walkable neighborhood with a feel similar to Marda Loop! It's impossible to describe this incredible home to its full potential w/limited characters! Get downtown or out of town quickly! You TRULY need to SEE this HOME in person! List of upgrades in photo carousel. Book your showing today!

Built in 2018

### **Essential Information**

MLS® #	A2261596
Price	\$1,329,000
Bedrooms	3

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,382
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	2818 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, On Street
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Outside
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Lighting, Other, Private Yard

Lot Description        Back Lane, Back Yard, Few Trees, Low Maintenance Landscape,  
                                 Rectangular Lot

Roof                        Asphalt Shingle

Construction           Brick, Concrete

Foundation             Poured Concrete

**Additional Information**

Date Listed              October 2nd, 2025

Days on Market        1

Zoning                    R-CG

**Listing Details**

Listing Office            Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.