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2632 36 Street SW, Calgary, Alberta - \$1,199,000



Main Photo

Property Description

EXTENDED BASEMENT! Welcome to one of Killarney's most exceptional homes — a brand new infill offering nearly 2,000 SqFt of beautifully designed living space. Here, elevated style meets everyday comfort in one of Calgary's most sought-after inner-city neighbourhoods. Thoughtfully crafted for both daily living and upscale entertaining, this home combines modern design, an intelligent open-concept layout, and unmatched functionality into one remarkable package. As you step inside, a beautiful formal dining area sets the tone for the home, flowing seamlessly into the gourmet kitchen anchored by a striking 12-foot quartz island. Designed for both relaxed mornings and upscale gatherings, this kitchen is a space where style and practicality come together effortlessly. Across from the kitchen, a bright and versatile



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home office offers the perfect place to focus or create. Beyond, the inviting living room showcases a cozy fireplace — perfect for those cold Calgary winters — and glass patio doors that open to a large rear deck, creating a smooth transition between indoor and outdoor living. A built-in mudroom with generous storage and a chic, tucked-away powder room add thoughtful functionality to the main level. Upstairs, the primary suite is a light-filled retreat with a vaulted ceiling, walk-in closet, and a spa-inspired ensuite featuring beautifully patterned floors, dual sinks, and a freestanding tub. Two additional bedrooms, a stylish main bath, and a conveniently located laundry room complete the upper level. Downstairs the extended basement is a standout feature, offering even more flexibility with a bright and spacious legal suite. This level includes a full kitchen, open living area, two private bedrooms, a flex room, and dedicated laundry room. Whether envisioned as an income-generating opportunity, a comfortable space for multi-generational living, or an inviting private retreat for guests, this space offers unmatched versatility without compromising style. The property is complete with a double detached garage and is ideally situated on a paved back alley, offering both convenience and functionality. With its elegant finishes, well-planned layout, abundant natural light, and a location just steps from parks, schools, amenities and quick connections to downtown, this home is more than just beautiful — it's a smart investment in style, comfort, and long-term value.

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