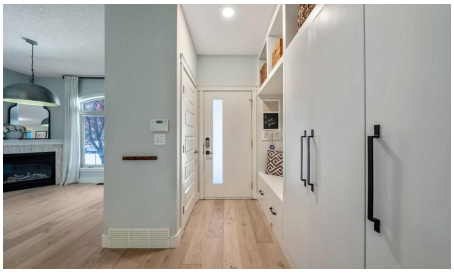
1918 36 Street SW

Calgary | Active | MLS® A2334019

$749,900









Bedrooms	Bathrooms	Year Built	Living area
3	4	2010	2,235 sq. ft.

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Listed by RE/MAX First

A closer look

Welcome to 1918 36 Street SW, a distinctive inner-city residence offering exceptional space, flexibility and character in Killarney/Glengarry. Framed by mature trees and a stone-accented exterior, this three-storey, duplex-style home provides 2,235 sq. ft. above grade plus approximately 675 sq. ft. of developed basement space, nearly 2,910 sq. ft. across four finished levels.

The bright, open main floor features wide-plank flooring, a gas fireplace and extensive built-in storage, including a practical front entry with cabinetry, drawers and bench seating. The contemporary white kitchen offers abundant cabinetry, stainless steel appliances, generous counter space, a tiled backsplash and a large central island with seating. The adjoining living and dining areas are ideal for everyday life and entertaining. A rear door opens to a fenced, low-maintenance outdoor retreat sheltered by a canopy of mature trees, with patio space for relaxing, dining or play.

The second floor offers two spacious bedrooms, including one with French doors opening to a private, tree-lined balcony. The five-piece bathroom provides two separate vanity areas, a soaker tub and shower. A generously sized laundry room with a sink, cabinetry and natural light adds everyday convenience.

The entire upper floor is dedicated to an impressive primary retreat measuring approximately 21' x 21'. Arched windows, hardwood flooring and architectural ceiling lines give this level a character of its own. There is room for a king-sized bed, sitting area, fitness space and substantial home office. A large walk-in closet with custom organizers and a private five-piece ensuite with two sinks, a deep soaker tub and separate shower complete this remarkable space.

The developed basement expands the home’s versatility with a recreation area, flex room, four-piece bathroom and bright kitchenette-style area with cabinetry, sink, counter space and full-size refrigerator. It is well suited for guests, hobbies, fitness, movie nights or additional work-from-home space. A private single garage provides secure parking and storage.

Condo ownership offers a lower-maintenance lifestyle with a monthly fee of just $233.83, an attractive option for buyers who want the space and privacy of a duplex-style home with fewer exterior responsibilities.

Killarney/Glengarry is an established inner-city community with excellent southwest access. Shops, restaurants and services along 17 Avenue SW are close at hand, along with Westbrook Mall, Westbrook CTrain Station, parks, playgrounds and the Killarney Aquatic & Recreation Centre. Downtown and major routes are also easily accessible.

For buyers who value generous interior space, separation between work and relaxation areas, mature outdoor surroundings and urban convenience, this unique Killarney/Glengarry home deserves to be experienced in person.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2334019
Bedrooms	3
Bathrooms	4
Year Built	2010
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,235 sq. ft.
Main Level Finished Area:	812 sq. ft.
Upper Level Finished Area:	804 sq. ft.
Below Grade Finished Area:	675 sq. ft.
Condo Fee:	$233.83
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Lot Area:	11,991 sq. ft.
Lot Frontage:	23'5"
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6

Year built:	2010 (Age: 16)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1110012
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Other
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Asphalt, Garage Door Opener, Garage Faces Rear, Insulated, On Street, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -

Laundry Features:	Laundry Room, Multiple Locations, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Killarney/Glengarry
Amenities:	None
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Call, Yes
Main Floor	Entrance · 9' × 5'4" ·
Main Floor	Flex Space · 12'1" × 9'3" ·
Main Floor	Living Room · 14'7" × 13'7" ·
Main Floor	Kitchen · 12'4" × 9'8" ·
Main Floor	Dining Room · 8'7" × 7'6" ·
Upper Level	Bedroom - Primary · 21'7" × 21' ·
2nd Floor	Bedroom · 14'4" × 10'3" ·
2nd Floor	Bedroom · 12'9" × 11'11" ·
2nd Floor	Laundry · 10'5" × 6'8" ·
Basement	Kitchenette · 7'3" × 5'3" ·
Basement	Dining Room · 10' × 9'9" ·
Basement	Family Room · 10'1" × 9' ·
Basement	Flex Space · 10'3" × 8'8" ·
Basement	Furnace/Utility Room · 9'5" × 7'9" ·
Basement	Storage · 9' × 6'4" ·

Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Lighting
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Few Trees, Landscaped, Level, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Aug 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1918-36-street-sw-calgary-a2334019/

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