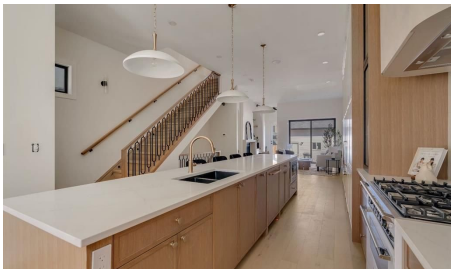
2022 36 Street SW

Calgary | Active | MLS® A2346726

$1,299,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,926.86 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Exclusive pre-sale opportunity in highly sought-after Killarney. This home features a total of over 2,826 sqft of thoughtfully designed living space by JTA Designs, with the opportunity to select your own finishes. The main floor boasts soaring 11-foot ceilings, hardwood flooring, a formal dining room with custom wainscoting, and a chef's kitchen with a massive 15-ft island, high-end appliances, quartz countertops, under-cabinet lighting, and elegant gold and black accents. The great room centers around a custom brick gas fireplace with built-in shelving, and a spacious mudroom adds practical convenience. Upstairs, 9-ft ceilings and hardwood floors continue, with a vaulted-ceiling primary suite featuring wainscoting, a luxurious 5-piece ensuite with in-floor heating and a steam shower rough-in, plus two additional bedrooms, a shared 3-piece bath, and a full laundry room. The fully finished basement includes a large rec room, gym, wet bar, additional bedroom, and 3-piece bath. Additional features include rough-ins for A/C, ceiling speakers, an alarm system, exterior cameras, and upgrade options. Ideally located on a quiet street in sought-after Killarney, this home offers quick access to downtown, excellent schools, parks, playgrounds, shopping, restaurants, cafés, transit, Westbrook Mall, Killarney Aquatic & Recreation Centre, Shaganappi Point Golf Course, and the vibrant 17th Avenue corridor. Call today to book your private tour.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346726
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,926.86 sq. ft.

Main Level Finished Area:	937.44 sq. ft.
Upper Level Finished Area:	989.4 sq. ft.
Below Grade Finished Area:	900.17 sq. ft.
Acreage:	No
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	6000AG
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 22' × 13'10" ·
Main Floor	Dining Room · 12'10" × 10'8" ·
Main Floor	Living Room · 16' × 15'8" ·
Main Floor	Foyer · 8'6" × 5'4" ·
2nd Floor	Laundry · 7'10" × 6'6" ·
2nd Floor	Bedroom - Primary · 16' × 13'2" ·
2nd Floor	Bedroom · 13'2" × 9'8" ·
2nd Floor	Bedroom · 11'10" × 9'8" ·
Basement	Game Room · 17'8" × 14'8" ·
Basement	Exercise Room · 12'10" × 7'8" ·
Basement	Furnace/Utility Room · 10' × 4' ·

Basement	Bedroom · 14'8" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2022-36-street-sw-calgary-a2346726/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.