2026 36 Street SW

Calgary | Active | MLS® A2347608

$1,150,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,000.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this exceptional newly built four-bedroom residence in the highly desirable inner-city community of Killarney. Ideally positioned on a quiet street, this thoughtfully designed home offers over 2,800 sq. ft. of finished living space, combining elevated contemporary design with functionality for modern family living. The main level immediately impresses with soaring nine-foot ceilings, wide-plank oak flooring, oversized windows, and an abundance of natural light. The open-concept design creates a seamless connection between the dining area and beautifully appointed kitchen, which features quartz countertops, an expansive waterfall island with seating, custom cabinetry, and a premium stainless steel appliance package. The adjoining living room offers a warm and inviting setting with floor to ceiling feature fireplace and custom built-ins providing both architectural appeal and practical storage. A well-appointed mudroom and stylish powder room complete the main floor. Upstairs, the spacious primary suite provides a private retreat, complete with a striking feature wall and comfortable sitting area. The luxurious ensuite features heated flooring, dual vanities, a freestanding soaker tub, and an oversized glass shower, while the generous walk-in closet offers excellent storage. Two additional well-proportioned bedrooms, a full bathroom, and a dedicated laundry room with sink and additional storage complete the upper level. The fully developed basement extends the home's living space and versatility, offering rough-ins for in-floor heating, a large recreation room with wet bar, a fourth bedroom, full bathroom, and an additional flexible bonus room ideal for a home office, gym, playroom, or guest accommodations. Additional features include oversized interior doors, air-conditioning rough-ins, a private backyard with deck, and a detached double garage. This prime location is hard to beat-just minutes from the Killarney Rec Centre, Shaganappi Point Golf Course, schools, shopping, public transit, and with quick access to 17th Avenue and Crowchild Trail.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347608
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:	2,000.6 sq. ft.
Main Level Finished Area:	950.83 sq. ft.
Upper Level Finished Area:	1,049.77 sq. ft.
Below Grade Finished Area:	808.81 sq. ft.
Acreage:	No
Lot Area:	2,992 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
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:	In Floor Roughed-In, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None, 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:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 19'11" × 16' ·
Main Floor	Living Room · 18'8" × 13'2" ·
Main Floor	Dining Room · 13' × 11'7" ·
Upper Level	Bedroom - Primary · 15'11" × 11'8" ·
Upper Level	Bedroom · 14'3" × 10'2" ·
Upper Level	Bedroom · 12'6" × 10'10" ·
Upper Level	Laundry · 8'4" × 5'3" ·

Basement	Bedroom · 14'6" × 9'8" ·
Basement	Game Room · 17'4" × 14'6" ·
Basement	Den · 10'5" × 7'7" ·
Basement	Other · 7'11" × 4'11" ·
Basement	Furnace/Utility Room · 7'4" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2026-36-street-sw-calgary-a2347608/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

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