2227 36 Street SW

Calgary | Active | MLS® A2345079

$1,099,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,989.32 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE - SUNDAY, NOV. 22, 10AM - 12PM * Modern architecture, elevated finishes, and thoughtful functionality define this beautifully designed KILLARNEY INFILL. Set on a quiet street, the contemporary exterior combines metal cladding, stucco, and brick with oversized TRIPLE-PANE WINDOWS, creating a striking first impression while bringing abundant natural light into the home.

Inside, A/C, wide-plank hardwood flooring, custom millwork, and a sophisticated designer-selected palette immediately set an elevated tone. A WOOD-SLATTED FEATURE WALL at the base of the staircase adds architectural interest to the front entry, while the adjacent dining room makes its own statement with a CUSTOM BUILT-IN WITH INTEGRATED LED LIGHTING, creating an impressive backdrop for entertaining. From here, the main floor flows into the gourmet kitchen, where custom-painted cabinetry, a premium BOSCH APPLIANCE PACKAGE, generous storage & a striking NATURAL QUARTZ AZZURA BAY WATERFALL ISLAND + KITCHEN COUNTERS balance polished design with everyday functionality. At the rear, the living room offers an inviting place to unwind, centred around a gas fireplace. Custom entry built-ins and a fully finished mudroom add practical storage while maintaining the home’s clean, contemporary aesthetic.

Upstairs, wide-plank hardwood continues throughout, complemented by custom stair lighting. The spacious PRIMARY RETREAT is highlighted by a vaulted ceiling and expansive windows, while the spa-inspired ensuite offers dual vanities and a CUSTOM WALK-IN SHOWER WITH FULL-HEIGHT TILE. Two additional bedrooms feature generous proportions and custom closet built-ins. A well-appointed laundry room includes full cabinetry, a folding counter, sink, and side-by-side washer and dryer, while a separate alcove creates an ideal HOME OFFICE OR FLEX SPACE.

The lower level adds another dimension of value with a 2-BEDROOM, 1-BATH LEGAL BASEMENT SUITE featuring an open kitchen and living area, SEPARATE LAUNDRY, custom closet built-ins, and additional understair storage. Ideal for generating RENTAL INCOME, helping offset ownership costs, or accommodating extended family, the suite provides valuable flexibility without compromising the home’s overall design.

Perfectly positioned in KILLARNEY, close to downtown Calgary, shopping, dining, recreation, and transit, this home brings together contemporary design, thoughtful functionality, and the added advantage of a legal secondary suite-an exceptional opportunity for elevated inner-city living with income potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345079
Bedrooms	5
Bathrooms	4

Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,989.32 sq. ft.
Main Level Finished Area:	952.91 sq. ft.
Upper Level Finished Area:	1,036.41 sq. ft.
Below Grade Finished Area:	889.83 sq. ft.
Lot Area:	3,011 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1725AJ
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Central Air
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
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Basement Appliances: Fridge, Electric Stove, Dishwasher, OTR Microwave, Washer/Dryer Unit

Restrictions:	None Known
Main Floor	Dining Room · 13'3" × 11'5" ·
Main Floor	Kitchen · 19'10" × 15'9" ·
Main Floor	Living Room · 14'1" × 13'9" ·
Main Floor	Mud Room · 12'3" × 7'2" ·
2nd Floor	Bedroom · 15'11" × 9'10" ·
2nd Floor	Bedroom · 11'6" × 9'11" ·
2nd Floor	Bedroom - Primary · 17'2" × 13'5" ·
2nd Floor	Den · 10'7" × 8'8" ·
2nd Floor	Walk-In Closet · 9'1" × 5'8" ·
Basement	Bedroom · 13'9" × 10'5" ·
Basement	Bedroom · 11'6" × 10'2" ·
Basement	Kitchen · 12'9" × 11'1" ·
Basement	Laundry · 6' × 5'9" ·
Basement	Game Room · 12'10" × 10' ·
Basement	Furnace/Utility Room · 10'3" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2227-36-street-sw-calgary-a2345079/

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