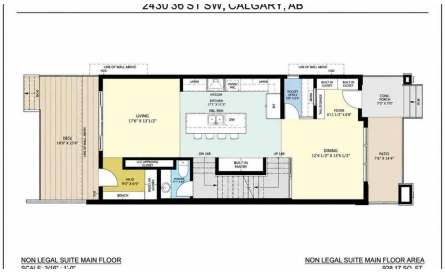
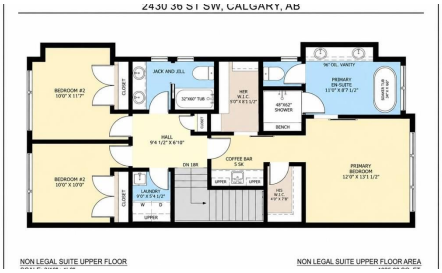
2428 36 Street SW

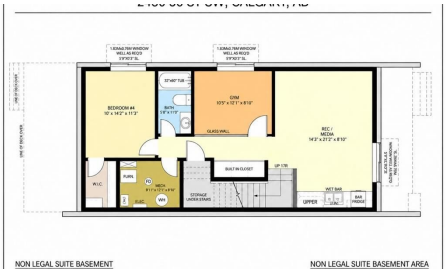
Calgary | Active | MLS® A2351720

$1,224,900









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**1,952.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

RARE OPPORTUNITY - A truly unique offering where the builder is providing one side with a NON LEGAL SUITE and the other with a fully LEGAL SUITE, giving buyers the rare ability to choose the layout that best fits their lifestyle, family needs, or investment strategy. Welcome to these brand-new, meticulously crafted 2-storey semi-detached homes in the highly sought-after inner-city community of Killarney. Designed with both luxury and functionality in mind, these homes feature high-end finishings throughout, exceptional craftsmanship, and thoughtfully curated floor plans that maximize both living space and versatility. The main floor on both sides showcases a bright and open-concept layout, perfect for entertaining and everyday living. Enjoy a spacious living room centered around a stunning fireplace, a dedicated dining area enhanced with a designer feature wall, and a chef-inspired kitchen complete with built-in appliances, a large island, and a built-in pantry offering ample storage. A convenient pocket office on the main floor provides the perfect space for working from home or managing daily tasks without compromising your living areas. Upstairs, both sides continue to impress with well-designed layouts. The non-legal suite side features 3 spacious bedrooms, including a luxurious primary retreat complete with a vaulted ceiling, a built-in coffee bar, dual his-and-hers closets, and a spa-inspired 5-piece ensuite highlighted by a steam shower. The legal suite side also offers 3 generously sized bedrooms, including a primary bedroom with a large walk-in closet, vaulted ceiling, and a beautifully finished 5-piece ensuite. The two additional bedrooms on this side each come with their own private 4-piece ensuites, offering exceptional comfort, privacy, and convenience for family members or guests. The fully developed basements are where these two homes truly differentiate. The non-legal suite side is designed for lifestyle living, featuring a large recreation room, a stylish wet bar, a dedicated home gym space, an additional bedroom, and a 4-piece bathroom - ideal for entertaining or extended family use. The legal suite side is perfectly suited for income potential or multi-generational living, offering 2 spacious bedrooms, a 4-piece bathroom, a comfortable living/recreation area, and a beautifully finished kitchen with quality cabinetry and finishes throughout. Both properties come fully landscaped in the front and back, complete with a private backyard deck, creating the perfect outdoor space for relaxation and summer gatherings. A double detached garage adds convenience and completes the functionality of these homes. Situated in an unbeatable location, you are just steps away from the Shaganappi LRT station, making commuting downtown quick and effortless. Enjoy close proximity to top-rated schools, parks, playgrounds, local shops, and the Killarney Aquatic & Recreation Centre. **BUYER CAN STILL PICK ALL THEIR FINISHINGS

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351720
Bedrooms	5
Bathrooms	5
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:	1,952.34 sq. ft.
Main Level Finished Area:	928.17 sq. ft.
Upper Level Finished Area:	1,024.17 sq. ft.
Below Grade Finished Area:	935.17 sq. ft.
Lot Area:	3,000 sq. ft.
Lot Frontage:	7'6"
Front Exposure:	West
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:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	TBV

Heating:	ENERGY STAR Qualified Equipment
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dishwasher, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 16'1" × 12'4" ·
Main Floor	Dining Room · 14'2" × 13' ·

Main Floor	Kitchen · 15'9" × 14'2" ·
Main Floor	Den · 6'2" × 5'11" ·
Upper Level	Bedroom - Primary · 13'6" × 13'1" ·
Upper Level	Bedroom · 14'6" × 10' ·
Upper Level	Bedroom · 10'7" × 9'9" ·
Basement	Game Room · 15'2" × 10'2" ·
Basement	Bedroom · 11'8" × 10'4" ·
Basement	Bedroom · 12'10" × 10'11" ·
Basement	Exercise Room · 10'11" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2428-36-street-sw-calgary-a2351720/

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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.