



\$ 699,900.00

2602 36 STREET SW CALGARY

<https://paulbrinton.com>

Chic, upscale 3 bedroom home located in the established community of Killarney, offering over 2,700 sq ft of developed living space. If you're tired of looking at infills & feel like they're all the same - look no further! The main level is perfect for entertaining, presenting rich hardwood floors...

- 3 beds
- 3 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 3 Storey, Side by Side

MLS ® #: A1164062

Type: Semi Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-01 17:27:14

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 11/26/21

Two Piece Bath: 1

Lot size: 3014 sq ft

Year built: 2008

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas,Living Room

Exterior Features: Private Entrance,Private Yard

District: CAL Zone CC

Inclusions: Projector screen, wall mounted TV's in the secondary & master bedrooms & the workout room in the basement.

Total Parking: 2

Flooring: Carpet,Ceramic Tile,Hardwood

Community Features: Golf,Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Interior Features: Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Recessed Lighting,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound



Lot Features: Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Rectangular Lot

Roof Type: Rubber

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Three Or More

Laundry features: Upper Level

Zoning: R-CG

Transaction Type: For Sale

List Price Square Foot: \$ 330.77

Title Land: Fee Simple

Photo Count: 42

Rooms Above Grade: 8

Unit Exposure: W

Construction Materials: Stucco,Wood Frame,Wood Siding

Suite: No

Foundation: Poured Concrete

Frontage Metres: 7.61M 25`0"

Appliances: Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Living Area SF: 2116.00

Subdivision Name: Killarney/Glengarry

Structure Type: Duplex

Lot Size Acres: 0.07

Restrictions: None Known

