

# \$649,900 - 2402 36 Street Sw, Calgary

MLS® #A2264990

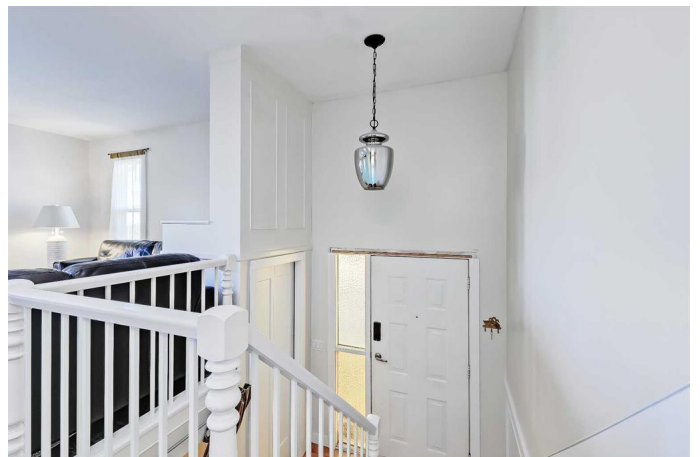
**\$649,900**

3 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

**\*\*OPEN HOUSE: SAT, OCT 25TH AT 2-4 PM\*\*** \*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* Welcome to this charming detached single-family home in the heart of Killarney—where you can finally ditch the condo fees without sacrificing convenience or style. Thoughtfully updated and set on a sunny corner lot, this 3-level split offers a rare double attached garage and an inviting blend of character, functionality, and comfort. Natural light fills the home from morning to evening, creating a bright and welcoming atmosphere throughout. Step inside to a tiled foyer that leads up to the spacious main living area with newer vinyl plank flooring. The large living room is anchored by a real wood-burning fireplace with a brick surround and wood mantle. Multiple skylights, oversized west-facing windows, and patio doors fill the space with natural light and open onto a massive front deck. A bright dining nook sits between the living room and kitchen, offering the perfect spot for everyday meals. The updated kitchen features quartz counters, a tile backsplash, modern cabinetry, and a dual-basin stainless steel sink, complemented by stainless steel appliances. A pantry closet and a stacked Samsung washer/dryer add convenience to the space. Upstairs, there are two bedrooms and a full 4-piece bath with a tub/shower combo. The spacious primary bedroom includes dual closets and a private east-facing balcony that spans the width of the



room. The second bedroom, with built-in shelving, makes a great kidsâ€™ room, home office, or guest space. The lower level adds even more living space with a cozy rec room featuring panelled wainscotting, a third bedroom with built-in shelving, and a 3-piece bath with a tiled stand-up shower. A mudroom area connects to the attached garage and offers room for added storage or a bench setup. Additional highlights include newer windows, a high-efficiency furnace, an instant hot water system, and a new front door (ordered and paid for). Outside, enjoy the west-facing front deck with plenty of room for patio furniture and a BBQâ€”ideal for soaking up the evening sun. Set on a beautiful tree-lined street, this home offers all the benefits of Killarney livingâ€”an established inner-city community known for its mature streetscapes, great schools, and quick access to downtown. Youâ€™re just blocks from the Killarney Aquatic & Recreation Centre, several parks, and nearby schools, including Killarney School, Montessori School, Viscount Bennett, and Alexander Ferguson. Enjoy the nearby shops, restaurants, and cafÃ©s along 17th Avenue, or take advantage of quick connections via the LRT, Crowchild Trail, Bow Trail, and Sarcee Trail. Perfect for professionals or families, this beautifully refreshed property blends inner-city convenience with a peaceful, residential feel. Schedule your private showing today!

Built in 1978

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2264990  |
| Price      | \$649,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Square Footage | 928           |
| Acres          | 0.07          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2402 36 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2Z5             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Pantry, Skylight(s)                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Brick, Wood Frame     |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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