\$1,199,999 - 2416 35 Street Sw, Calgary

MLS® #A2220545

\$1,199,999

4 Bedroom, 4.00 Bathroom, 1,938 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

*** Open House Saturday June 26 1PM - 4PM *** Nestled in the heart of Killarney, lies a thoughtfully designed and carefully built custom home. The APPROVED LEGAL BASEMENT SUITE (which is convertible to an integrated basement) offers the ultimate flexibility between affordability and functionality. This home and street has wonderful curb appeal. Upon entry, the main floor greets you with 3/4" wide plank, engineered white oak flooring throughout, a designer kitchen with custom painted kitchen millwork, an 11ft long quartz, waterfall island with pendant lights above the island, and a gas range with wall ovens. It is truly a cook's dream with plenty of storage. There is a gas fireplace with tile surround in the living room which leads to a rear deck, private fenced back yard, and detached double garage. The second floor has 3 large bedrooms, with the wonderfully styled primary bedroom, ensuite with heated floor, and closet, on the front of the home. The basement has a spacious, legal basement suite with private side access, which can be rented for income immediately or used as part of the home. This home is roughed in for Vacuum system, steam shower, and air conditioning, and can be suited to the Buyer's individual needs. The attention to detail and care in building this home is evident from top to bottom and it comes with New Home Warranty for the new owner which starts the day they move in. Killarney is a family-friendly neighborhood and 35 ST in







particular has transformed beautifully with several new infill properties in the immediate vicinity. There is direct access to downtown, and accessibility to shopping, gyms, restaurants, grocery stores, and other amenities.

Built in 2024

Essential Information

MLS®# A2220545 Price \$1,199,999

Bedrooms 4

4.00 Bathrooms

Full Baths 3

Half Baths 1

Square Footage 1,938 Acres

Year Built 2024

Type Residential

Detached Sub-Type

Style 2 Storey

Status Active

Community Information

2416 35 Street Sw Address Killarney/Glengarry Subdivision

0.07

City Calgary County Calgary Province Alberta Postal Code T3E2Y1

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s)

Appliances Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator,

Washer/Dryer, Gas Water Heater, Humidifier

Heating Fireplace(s), Forced Air, Natural Gas, In Floor Roughed-In

Cooling Other

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Great Room, Tile

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level,

Rectangular Lot, Street Lighting, Interior Lot, Treed

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed May 12th, 2025

Days on Market 50

Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

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