\$1,250,000 - 2414 35 Street Sw, Calgary

MLS® #A2224620

\$1,250,000

4 Bedroom, 4.00 Bathroom, 1,959 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning modern home, where contemporary design meets urban sophistication. With over 2,800 sq. ft. of thoughtfully designed living space, this residence offers a rare blend of spacious interiors and exceptional outdoor areas.

Step inside to discover gleaming hardwood floors that flow seamlessly throughout the open-concept main level. The heart of the home is the chef-inspired kitchen, featuring custom cabinetry, granite countertops, and a premium stainless steel appliance package. Adjacent to the kitchen, the inviting family room provides the perfect space to entertain or unwind in comfort.

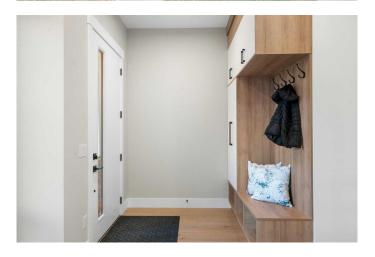
Upstairs, the luxurious primary suite boasts vaulted ceilings, a generous walk-in closet, and a spa-like 5-piece ensuite with dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry room complete this level.

The fully finished basement offers incredible versatility, with an option to establish a legal basement suite: you can open the wall as shown in the accompanying picture to convert it into a separate living unit, ideal for rental income or multi-generational living.

Alternatively, if the legal suite is not desired, the drywall can be removed and replaced with some railing to match the stairs for a more







open, single-family layout. The basement includes a spacious bedroom with ample closet space, a fully equipped kitchen, a comfortable living/dining area, and a 4-piece bathroom.

Perfectly positioned just minutes from downtown, shopping, and Rocky View Hospital, this home also offers easy access to public transit, top-rated schools, universities, and more. Thoughtfully designed and ideally located, this home is a rare find in today's market!

Built in 2024

Essential Information

MLS® # A2224620 Price \$1,250,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,959 Acres 0.07 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2414 35 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2Y1

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Interior Features

> Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted

Ceiling(s), Walk-In Closet(s)

Dishwasher, Electric Range, Gas Cooktop, Microwave, Oven-Built-In, **Appliances**

Refrigerator

Forced Air Heating Cooling Rough-In

Fireplace Yes # of Fireplaces 1 Gas **Fireplaces**

Has Basement Yes

Basement Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Lighting, Other

Lot Description Back Lane, City Lot, Front Yard, Lawn, Level, Low Maintenance

Landscape, Paved, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed May 30th, 2025

Days on Market 30 Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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