

\$1,264,888 - 2414 35 Street Sw, Calgary

MLS® #A2198611

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

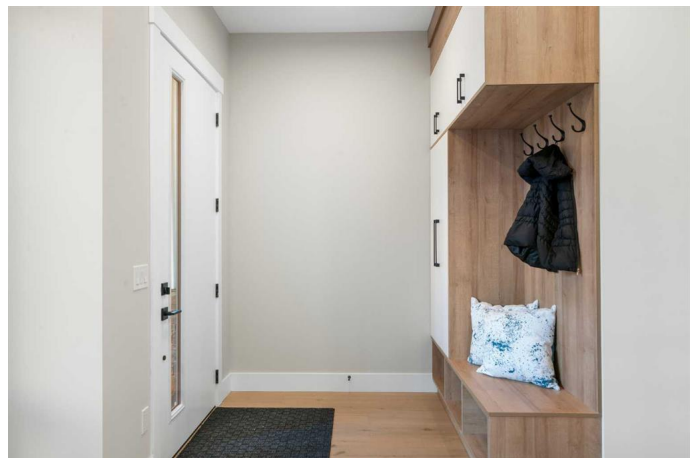
Killarney/Glengarry, Calgary, Alberta

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 adds incredible versatility, offering a spacious bedroom with ample closet space, a fully equipped kitchen, and a comfortable living/dining area—ideal for a nanny or in-law suite. A 4-piece bathroom enhances functionality, while the legal basement suite provides an excellent opportunity for rental income or multi-generational living. If a legal suite is not



required, the seller can remove the drywall and replace it with some railing to match the stairs.

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® #	A2198611
Price	\$1,264,888
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

Interior Features Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Soaking Tub, Separate Entrance

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

Heating Forced Air

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

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

Exterior

Exterior Features Other, Lighting

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 March 2nd, 2025

Days on Market 63

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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