

\$1,159,000 - 2810 35 Street Sw, Calgary

MLS® #A2183066

\$1,159,000

5 Bedroom, 5.00 Bathroom, 2,469 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

PRICE TO SELL! Open house Sat, May 3 from 1-3 pm, Discover modern luxury in this 5+ bedroom, 4 1/2-bathrooms, semi-detached home boasting 2,468 sq. ft. across three levels, plus a fully developed 868 sq. ft. lower level. The main floor features an elegant central kitchen with a long island, featuring two-tone cabinetry, gorgeous countertops, custom covered hoodfan, black accents, upscale stainless steel appliances including a massive fridge! This kitchen layout is perfect for entertaining. There is also a convenient walk-in pantry with a countertop, shelves and drawers that makes organizing a breeze! White oak engineered hardwood flooring flows throughout, complementing high ceilings on the main and lower levels. The second level features a spacious primary bedroom with an impressive walk-in closet, luxurious 5 piece ensuite with deep pedestal soaker tub, over-sized shower, separate water closet and dual vanity with culture marble countertop. It also has its own private west face deck! There are also two more bedrooms, a three piece bathroom and an oversized laundry area with an impressive amount of countertop space, laundry sink and cabinetry. The 3rd floor bonus area has a very spacious living area, a large bedroom with an impressive walk-in closet, 3 pc bathroom and an additional walk-in closet. This floor also has an **AMAZING** outdoor living space that could easily fit a sectional, fire-table and dining set to enjoy those warm starry Calgary evenings!



The lower let has another bedroom, a den, study nook, 3 piece bathroom, and a games/recreation/media area with a wet bar. Outdoor living with three decks adds so many living options. The property also has a private backyard with double detached garage and new fencing on both sides of the property. Landscaping will be completed in the spring for added appeal. With impeccable design, ample space, and a prime, tree-lined, inner city southwest location in Killarney - just steps away from schools, parks, pathways and other conveniences, this home and location is a true gem! Don't miss outâ€”schedule your viewing today! Additional information in agent remarks

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2183066 |
| Price | \$1,159,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,469 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 3 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2810 35 Street Sw |
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 2Y5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wet Bar |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Central, Fireplace Insert |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 4th, 2025 |
| Days on Market | 120 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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