

\$1,289,000 - 2418 35 Street Sw, Calgary

MLS® #A2186431

\$1,289,000

4 Bedroom, 4.00 Bathroom, 1,942 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning modern home featuring a sleek exterior and a contemporary urban design. With over 2,800 sq ft of thoughtfully designed living space, this home offers a spacious floorplan and outdoor areas rarely found in homes of this size. Upon entry, you're greeted by beautiful hardwood floors throughout the main level, leading to a bright and inviting living room with an open-concept layout. The kitchen is a chef's dream, boasting custom cabinetry, granite countertops, and a full stainless steel appliance package. The adjoining family room creates the perfect space for entertaining family and friends. Upstairs, the expansive master retreat features a generous walk-in closet, vaulted ceiling and a luxurious 5-piece ensuite complete with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms, a laundry room, and a 4-piece bathroom complete the upper level. The basement offers even more living space, including a spacious bedroom with ample closet space, a fully equipped kitchen, a cozy family/dining room perfect for a nanny or mother-in-law suite, and a 4-piece bathroom. Additionally, the property includes a legal basement suite, offering excellent income or multi-generational living options. This home provides easy access to downtown, and shopping, and is just a 10-minute drive to Rocky View Hospital, You'll also enjoy the convenience of nearby public transit, universities, and schools, making it the perfect



location for any lifestyle.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2186431 |
| Price | \$1,289,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,942 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2418 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, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator |
| Heating | In Floor, Forced Air |

| | |
|-----------------|-----------------------|
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Lawn, Paved, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 8th, 2025 |
| Days on Market | 84 |
| Zoning | RCG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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