

# \$1,264,900 - 2416 35 Street Sw, Calgary

MLS® #A2170418

**\$1,264,900**

4 Bedroom, 4.00 Bathroom, 1,938 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Nestled in the heart of Killarney, lies a thoughtfully designed and carefully built custom home. The APPROVED LEGAL BASEMENT SUITE 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. Disclosure: The listing Realtor has an interest in the property.

Built in 2024

**Essential Information**

MLS® #	A2170418
Price	\$1,264,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,938
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2416 35 Street Sw
Subdivision	Killarney/Glengarry
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)
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Appliances	Refrigerator, Oven-Built-In, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Fireplace(s), In Floor Roughed-In, Natural Gas
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 Yard, Back Lane, Front Yard, Interior Lot, Lawn, Landscaped, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 15th, 2024
Days on Market	187
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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