

# \$1,249,900 - 2810 35 Street Sw, Calgary

MLS® #A2183066

**\$1,249,900**

5 Bedroom, 5.00 Bathroom, 2,469 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Bring me an offer! New PRICE

ADJUSTMENT! 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 ilayout 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 orf 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	\$1,249,900
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	106
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.