\$1,199,900 - 2812 35 Street Sw, Calgary

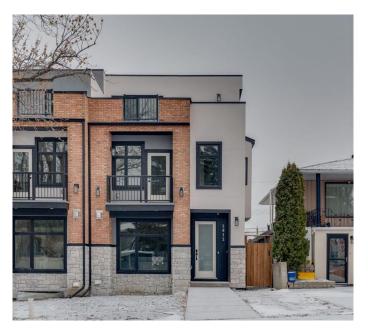
MLS® #A2201712

\$1,199,900

5 Bedroom, 5.00 Bathroom, 2,431 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

A beautiful brand new 3 storey boasting over 3100sqft of living space in the heart of the Killarney featuring 5 bedrooms/4.5 bath with many upgrades including high ceilings, engineered hardwood, upgraded appliances and quartz countertops throughout. As you walk in you are greeted by a spacious foyer with closet, a 2pce bath, a gorgeous open floor plan with the living room conveniently located at the front with a gas fireplace and built-in cabinetry. White Oak and painted kitchen with island for extra seating and a pantry for extra storage. Upgraded Kitchen Aid appliance package includes a built-in oven, microwave, dishwasher, gas cooktop and huge fridge/freezer! The dining room is located at the back with a sliding patio door to the vinyl covered deck. The mudroom with ample storage space and a bench finishes off the main floor. The stairs to the second-floor feature engineered hardwood and glass railing. The second floor consists of 3 bedrooms and 2 bathrooms. One of the bedrooms is a primary bedroom with its own 5pce ensuite including dual vanities, soaker tub, stand up shower, toilet, a massive walk-in closet, and a balcony! The other 2 bedrooms, one with another beautiful walk-in closet, share a common 3pce bath. The laundry is also conveniently located on the second floor with a sink. The third floor has a family room with balcony, another bedroom with its own walk-in closet and a 3pce bathroom. The basement is fully developed with an additional bedroom,







den, rec room with wet bar and a 3pce bath. The fully fenced backyard provides privacy with landscaping to be completed in the Spring. This home also features a spacious detached garage.

Built in 2024

Essential Information

| MLS® # | A2201712 |
|----------------|------------------------|
| Price | \$1,199,900 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,431 |
| Acres | 0.07 |
| Year Built | 2024 |
| Туре | Residential |
| Sub-Type | Semi Detached |
| Style | 3 Storey, Side by Side |
| Status | Active |

Community Information

| Address | 2812 35 Street Sw |
|-------------|---------------------|
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E2Y5 |

Amenities

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

Interior

Interior Features Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking

| | Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
|-------------------|---|--|--|
| Appliances | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer | | |
| Heating | Fireplace(s), Forced Air, Natural Gas | | |
| Cooling | None | | |
| Fireplace | Yes | | |
| # of Fireplaces | 1 | | |
| Fireplaces | Gas, Living Room | | |
| Has Basement | Yes | | |
| Basement | Finished, Full | | |
| Exterior | | | |
| Exterior Features | Balcony, BBQ gas line, Private Yard | | |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectangular Lot | | |
| Roof | Flat Torch Membrane | | |

| Construction | Concrete, Stone, Stucco |
|--------------|-------------------------|
| Foundation | Poured Concrete |

Additional Information

| Date Listed | March 15th, 2025 |
|----------------|------------------|
| Days on Market | 45 |
| Zoning | DC |

Listing Details

Listing Office Century 21 Bravo Realty

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