

# \$1,264,888 - 2414 35 Street Sw, Calgary

MLS® #A2198611

**\$1,264,888**

4 Bedroom, 4.00 Bathroom, 1,959 sqft  
Residential on 0.07 Acres

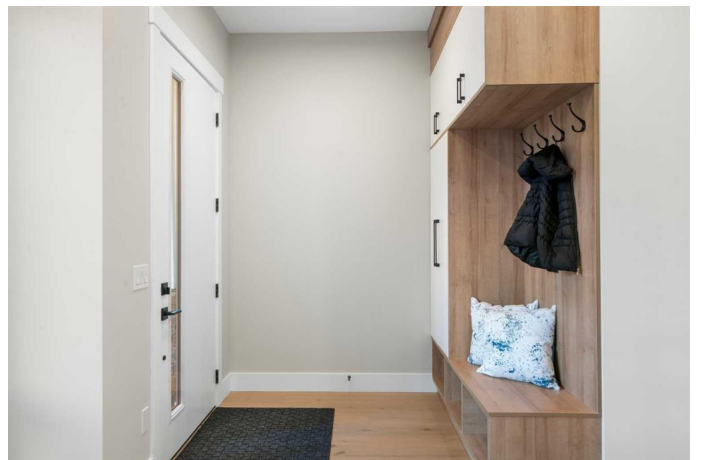
Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning modern home, where contemporary design meets urban sophistication. With over 2,800 sq. ft. of thoughtfully designed living space, this residence offers a rare blend of spacious interiors and exceptional outdoor areas.

Step inside to discover gleaming hardwood floors that flow seamlessly throughout the open-concept main level. The heart of the home is the chef-inspired kitchen, featuring custom cabinetry, granite countertops, and a premium stainless steel appliance package. Adjacent to the kitchen, the inviting family room provides the perfect space to entertain or unwind in comfort.

Upstairs, the luxurious primary suite boasts vaulted ceilings, a generous walk-in closet, and a spa-like 5-piece ensuite with dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry room complete this level.

The fully finished basement adds incredible versatility, offering a spacious bedroom with ample closet space, a fully equipped kitchen, and a comfortable living/dining area—ideal for a nanny or in-law suite. A 4-piece bathroom enhances functionality, while the legal basement suite provides an excellent opportunity for rental income or multi-generational living.



Perfectly positioned just minutes from downtown, shopping, and Rocky View Hospital, this home also offers easy access to public transit, top-rated schools, universities, and more. Thoughtfully designed and ideally located, this home is a rare find in today's market!

Built in 2024

### Essential Information

MLS® #	A2198611
Price	\$1,264,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,959
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2414 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, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Cooktop, Microwave, Refrigerator, Oven-Built-In
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Lighting, Other
Lot Description	Back Lane, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Paved
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 2nd, 2025
Days on Market	42
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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