

# \$1,199,510 - 2414 35 Street Sw, Calgary

MLS® #A2251689

**\$1,199,510**

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 0.07 Acres

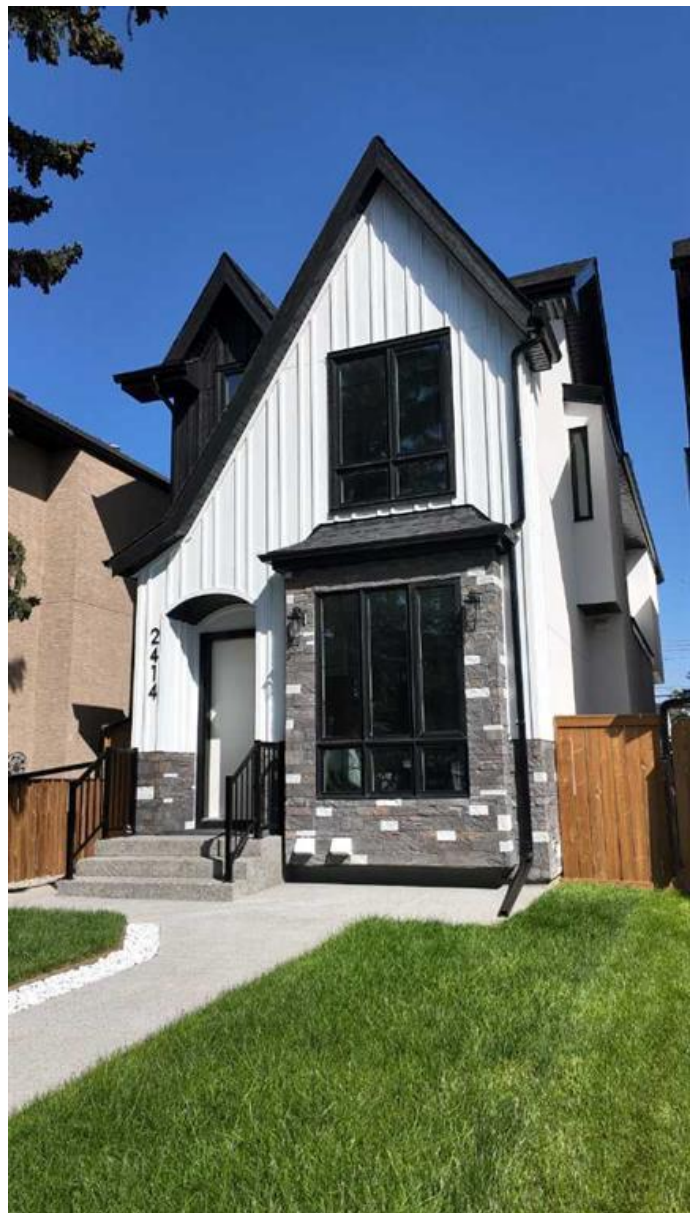
Killarney/Glengarry, Calgary, Alberta

Experience modern luxury in this beautifully crafted home, perfectly designed for the discerning buyer. Spanning over 2,800 sq. ft., this residence combines sophisticated contemporary style with exceptional functionality, seamlessly blending spacious living and stunning outdoor spaces.

Step inside to gleaming hardwood floors that unify the expansive open-concept main level. The chef's kitchen is a culinary masterpiece, featuring custom cabinetry, granite countertops, and premium stainless steel appliances—ideal for entertaining or everyday family gatherings. The adjoining family room offers a warm, inviting atmosphere to relax and unwind.

The luxurious primary suite upstairs impresses with soaring vaulted ceilings, a large walk-in closet, and a spa-inspired 5-piece ensuite showcasing dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry area complete this level.

The fully finished basement offers versatile space suited for various lifestyles, with an innovative option to create a legal basement suite by opening a partition wall—perfect for generating rental income or accommodating multi-generational living. Alternatively, the space can be customized into a spacious,



open-plan area by removing drywall and adding a railing, providing flexibility to suit your needs. The basement features a generous bedroom, a fully equipped kitchen, a cozy living and dining area, and a sleek 4-piece bathroom.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251689    |
| Price          | \$1,199,510 |
| 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            |
|                 | Floorplan, Quartz Counters,             |
|                 | Ceiling(s), Walk-In Closet(s)           |
| Appliances      | Dishwasher, Gas Cooktop, M              |
| 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    | August 26th, 2025 |
| Days on Market | 6                 |
| Zoning         | R-CG              |

## Listing Details

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

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