

# \$1,289,000 - 2418 35 Street Sw, Calgary

MLS® #A2186431

**\$1,289,000**

4 Bedroom, 4.00 Bathroom, 1,942 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning modern home featuring a sleek exterior and a contemporary urban design. With over 2,800 sq ft of thoughtfully designed living space, this home offers a spacious floorplan and outdoor areas rarely found in homes of this size. Upon entry, you're greeted by beautiful hardwood floors throughout the main level, leading to a bright and inviting living room with an open-concept layout. The kitchen is a chef's dream, boasting custom cabinetry, granite countertops, and a full stainless steel appliance package. The adjoining family room creates the perfect space for entertaining family and friends. Upstairs, the expansive master retreat features a generous walk-in closet, vaulted ceiling and a luxurious 5-piece ensuite complete with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms, a laundry room, and a 4-piece bathroom complete the upper level. The basement offers even more living space, including a spacious bedroom with ample closet space, a fully equipped kitchen, a cozy family/dining room perfect for a nanny or mother-in-law suite, and a 4-piece bathroom. Additionally, the property includes a legal basement suite, offering excellent income or multi-generational living options. This home provides easy access to downtown, and shopping, and is just a 10-minute drive to Rocky View Hospital, You'll also enjoy the convenience of nearby public transit, universities, and schools, making it the perfect



location for any lifestyle.

Built in 2024

### Essential Information

MLS® #	A2186431
Price	\$1,289,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2418 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator
Heating	In Floor, Forced Air

Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Paved, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 8th, 2025
Days on Market	92
Zoning	RCG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.