$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	Side by Side, 3 Storey
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	See Remarks, Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Garage Control(s), Gas Cooktop, Microwave
Heating	Central, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Front Yard, Back Lane, Back Yard, City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2025
Days on Market	118
Zoning	DC

Listing Details

Listing Office	Real Broker

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.