

# \$1,275,000 - 2418 35 Street Sw, Calgary

MLS® #A2216831

**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 1,942 sqft

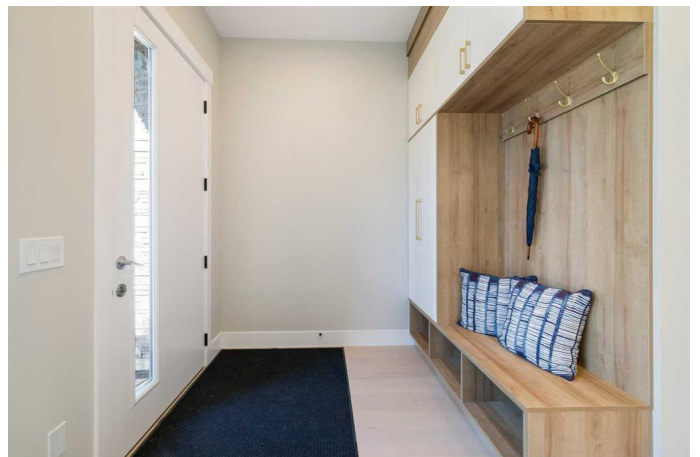
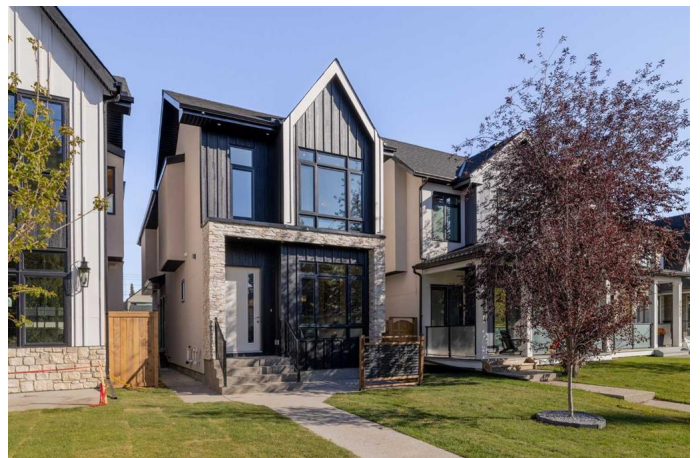
Residential on 0.07 Acres

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 fully finished basement includes a bedroom, a 4-piece bathroom, and a huge flex room, providing ideal additional living space.

This location provides easy access to downtown, 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 choice for any lifestyle.



Built in 2024

Essential Information

MLS® #	A2216831
Price	\$1,275,000
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	Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	RCG

## Listing Details

Listing Office	Royal LePage Benchmark
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