

# \$1,264,900 - 2416 35 Street Sw, Calgary

MLS® #A2170418

**\$1,264,900**

4 Bedroom, 4.00 Bathroom, 1,938 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Nestled in the heart of Killarney, lies a thoughtfully designed and carefully built custom home. The APPROVED LEGAL BASEMENT SUITE offers the ultimate flexibility between affordability and functionality. This home and street has wonderful curb appeal. Upon entry, the main floor greets you with 3/4" wide plank, engineered white oak flooring throughout, a designer kitchen with custom painted kitchen millwork, an 11ft long quartz, waterfall island with pendant lights above the island, and a gas range with wall ovens. It is truly a cook's dream with plenty of storage. There is a gas fireplace with tile surround in the living room which leads to a rear deck, private fenced back yard, and detached double garage. The second floor has 3 large bedrooms, with the wonderfully styled primary bedroom, ensuite with heated floor, and closet, on the front of the home. The basement has a spacious, legal basement suite with private side access, which can be rented for income immediately or used as part of the home. This home is roughed in for Vacuum system, steam shower, and air conditioning, and can be suited to the Buyer's individual needs. The attention to detail and care in building this home is evident from top to bottom and it comes with New Home Warranty for the new owner which starts the day they move in. Killarney is a family-friendly neighborhood and 35 ST in particular has transformed beautifully with several new infill properties in the immediate



vicinity. There is direct access to downtown, and accessibility to shopping, gyms, restaurants, grocery stores, and other amenities. Disclosure: The listing Realtor has an interest in the property.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2170418    |
| Price          | \$1,264,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,938       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2416 35 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E2Y1              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s) |
|-------------------|---|

|                 |   |
|-----------------|---|
| Appliances      | Oven-Built-In, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Range Hood, Washer/Dryer |
| Heating         | Forced Air, Fireplace(s), In Floor Roughed-In, Natural Gas  |
| Cooling         | Other   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Great Room, Tile   |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Suite   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Landscaped, Level, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Concrete, Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 194                |
| Zoning         | R-CG               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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