

\$899,000 - 2217 35 Street Sw, Calgary

MLS® #A2064835

\$899,000

4 Bedroom, 4.00 Bathroom, 1,808 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This luxury home offers a combination of elegance and functionality on a quiet street in the highly desirable community of Killarney. With air conditioning and almost 2900 square feet of living space across three levels, the main floor boasts a 9-foot ceiling, custom build-ins, and features natural walnut hardwood floors. The design of the home is impeccable, with beautiful kitchen cabinets complemented by a gorgeous backsplash, quartz countertops, and a pantry. A true joy for the cooking enthusiast with a gas cooktop and built-in wall oven and microwave. The spacious living room includes a built-in wall unit with under lighting and a fireplace, creating an inviting atmosphere. Additionally, there is a convenient two-piece bathroom on the main floor. Moving to the upper floor, you will find three bedrooms, a four-piece bathroom, and a laundry room with cabinets. The master bedroom offers a king-size walk-in closet and a luxurious five-piece ensuite with heated floors and a rain shower. The two other bedrooms on this floor are also generously sized and receive ample natural light. The fully developed basement adds even more space and functionality to the home. It features one large bedroom with a walk-in closet, a four-piece bathroom, and a huge recreation room with a built-in wall unit and another fireplace. The basement also includes a wet bar with a beautiful backsplash and under lighting, perfect for entertaining guests. This home is fully fenced, landscaped, and



equipped with a patio in the front, and a West facing deck with a gas connection in back, so you can enjoy either sun or shade any time of the day. The home also includes a Smart doorbell and thermostat, and Gemstone Lights! These additional features enhance the overall appeal and convenience of the property. Easy access to Downtown by bike and car, top schools, parks, and off leash areas make this a desirable location. Plus there are plenty of local restaurants and stores to visit. This is an attractive option for those seeking a sophisticated living space in the Killarney community. Its prime location provides easy access to downtown, the University of Calgary (U of C), Mount Royal University (MRU), Foothills Health Center, and numerous other amenities.

Built in 2014

Essential Information

MLS® #	A2064835
Price	\$899,000
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2217 35 Street Sw
Subdivision	Killarney/Glengarry

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Insulated

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Stone Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, None, Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Level, Standard Shaped Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	November 9th, 2023
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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