

\$1,149,000 - 2006 35 Street Sw, Calgary

MLS® #A2113272

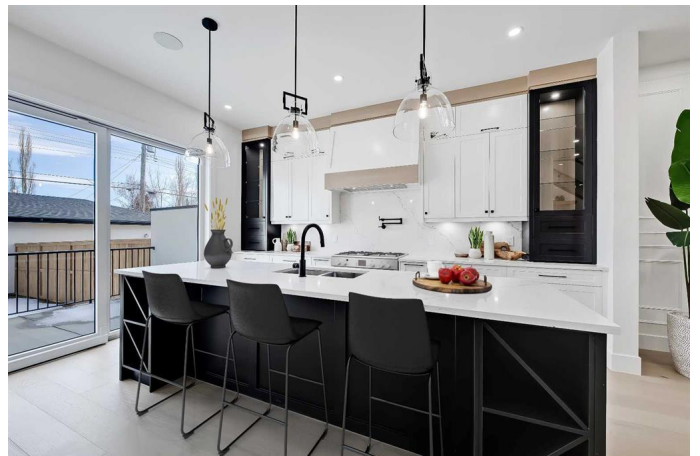
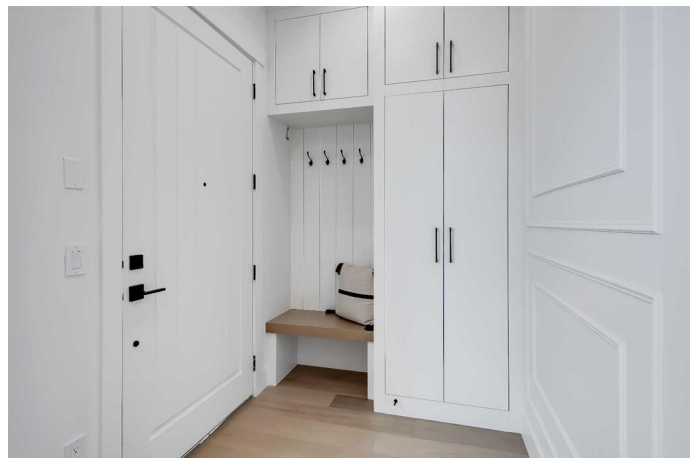
\$1,149,000

5 Bedroom, 4.00 Bathroom, 2,006 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This is your opportunity to own a brand-new, luxurious high-end SEMI-DETACHED INFILL with a Registered Legal 2-BED LEGAL BSMT SUITE in peaceful & highly sought-after KILLARNEY! The open concept layout of this 2-storey, 2003 sq ft modern home is perfect for growing families or those looking for a great REVENUE opportunity. With a rare EXTENDED BASEMENT that provides an additional 200 sqft more than your typical infill on the lower level, this home gives you more space & higher potential rental income. When you're looking for an inner-city home in Calgary, the community of Killarney is almost always on the search list! With quiet, tree-lined streets your kids can walk to school and inner-city amenities close by, it's the perfect place to raise a family. This ideal home is two blocks from convenient shopping, and you're only two blocks away from the C-Train Station! There are lots of little shops and restaurants along 17th Ave, only one block away, with Edworthy Park, the Shaganappi Golf Course, and the Killarney Aquatic and Rec Centre all within arms reach as well. At home during the day, work in the bright private office with a built-in desk on the main floor. Then, when it's time for dinner, the family can spread out in the spacious kitchen with a large island with bar seating. Enjoy ceiling-height cabinets, quartz countertops & a full-height quartz backsplash with a pot filler. Security monitor R/I above fridge. The kitchen has direct access to the



back deck, making summer entertaining & barbecuing a breeze! The spacious dining room sits adjacent to a built-in, providing ample storage alongside the lower cabinets & upper shelves and a space for a beverage/wine fridge, perfect for entertaining! The bright living room overlooks the front yard and is a welcoming hub, with a built-in 3-way gas fireplace and modern built-in cabinetry. The rear mudroom features a bench & built-in closet, keeping everyone organized as they head in and out of the house. Upstairs, the primary suite enjoys a vaulted ceiling with a decorative beam and a large walk-in closet with built-in shelving, while the ensuite features a barn door entrance, heated floors, a built-in tub, a fully tiled shower with a bench, and quartz counters. The upper floor also includes two secondary bedrooms with tray ceilings, a full laundry room with folding counter & sink, a main 5-pc bath with DUAL VANITY, and room for a desk in the hallway along the stairwell for an additional workspace for you or the kids. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BED LEGAL SUITE has a 10FT EXTENSION adding over 200sqft! The large kitchen has ceiling-height cabinets, an ISLAND w/ undermount sink, fridge, range, & dishwasher. There's also a spacious living room, separate dining room, 4-pc bath, two good-sized bedrooms, & in-suite laundry with a sink! Don't miss your chance to own new in this desirable inner-city neighbourhood!

Built in 2024

Essential Information

MLS® #	A2113272
Price	\$1,149,000
Sold Price	\$1,145,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2006 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 25th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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