

\$775,000 - 2028 35 Street Sw, Calgary

MLS® #A2130613

\$775,000

3 Bedroom, 3.00 Bathroom, 1,605 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Fantastic Air Conditioned detached home on quiet street + offered at a very affordable price.

Lovely curb appeal with mature trees + front veranda make for a welcoming start to entering this home which offers an excellent layout. Enter to a comfy living room (or could be a sizeable dining room) open to the spacious ebony kitchen with island, stainless steel appliances, electric stove with option for gas + lots of cabinetry including built in bench seating/storage + granite topped hutch counter space as well as informal dining nook. Step down to large comfy family room with corner fireplace + access to the very appealing backyard with patio fully irrigated lawn + double detached heated garage. Hardwood flooring on the main + family room levels. Two bedrooms plus laundry on the second level + the designated primary bedroom with vaulted ceilings including a sitting area, walk in closet + additional built ins + ensuite bathroom with Jacuzzi tub. The lower level offers a large flex room with wet bar, built ins + storage. Excellent location close to Killarney pool, parks, shops + amenities. Offers to be presented Friday May 10th at 5 pm with sellers option to accept an offer prior to this time.

Built in 2004

Essential Information

MLS® # A2130613

Price \$775,000



Sold Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,605
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2028 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Lands
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	May 9th, 2024
Date Sold	May 10th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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