

\$1,275,000 - 2832 35 Street Sw, Calgary

MLS® #A2134260

\$1,275,000

4 Bedroom, 5.00 Bathroom, 2,638 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this Castellano Custom home with superior quality, unique architecture and design. The exterior finishing (real sandstone, including the sills, red brick, blue stucco, concrete window wells and robust party wall) is a forerunner to the quality of the interior. You are greeted by a stunning 4 storey front stairway featuring integral lands (i.e. no support beams required), ten-foot ceilings on the main floor and a spectacular Chefs dream kitchen and top of the line appliances. The dining room and living room are very spacious for all those dinner parties. The living room has a stone fireplace offering great comfort. Upstairs there are two bedrooms with a jack and jill bathroom and the Primary has a luxurious ensuite including a steam shower and stand-alone tub. The third level, loft area is 640 Sq Ft and has a wet bar, wine fridge and dishwasher and the piece de resistance, is the covered balcony with clear views to Downtown. In the bright basement there are lots of built ins, a huge family room, another wet bar, full bathroom and bedroom. Lots of closet space both at the front and rear entrance. The back yard is private, with zero maintenance, fully landscaped with pet turf. Hunter Douglas window shades, speakers-indoor and out, 5 bathrooms, four bedrooms, gorgeous living room and loft lounge with a terrace and Downtown views. This home has it all.

Built in 2016



Essential Information

MLS® #	A2134260
Price	\$1,275,000
Sold Price	\$1,230,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,638
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2832 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2Y5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, See Remarks, Views
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 13th, 2024
Days on Market	21
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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