

\$1,099,000 - 2607 35 Street Sw, Calgary

MLS® #A2140322

\$1,099,000

4 Bedroom, 4.00 Bathroom, 20,910 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

HARDIE BOARD & RED BRICK EXTERIOR | FULLY LANDSCAPED | OVERSIZED INSULATED & DRYWALLED GARAGE | 11' X 21' CONCRETE PATIO | WEST BACK YARD | SOUND DAMPENING INSULATION | DESIGNER LIGHTING | ENGINEERED HARDWOOD | HIGH-END KITCHEN | CUSTOM BUILT-INS | BUILT-IN SPEAKERS | 4 BEDROOMS & 3.5 BATHROOMS | FINISHED BASEMENT WITH A WET BAR | LAVISH ENSUITE WITH HEATED FLOORS | OUTSTANDING LOCATION! Brand new, lavishly built home by industry leader Sangra Developments! This coveted location is within walking distance to schools, the Killarney rec centre, the C-train station and the multitude of amenities along 17th Avenue. After all of that adventure come home to an elegantly designed sanctuary. The airy and open floor plan immediately impresses with grand 10' ceilings, 7' white oak engineered hardwood floors, upscale lighting fixtures, designer details and an abundance of natural light. The front dining room is a casually elegant backdrop to all of your meals and entertaining. Culinary creativity is inspired in the stunning chef's kitchen that perfectly merges beauty with function featuring high-end Fisher & Paykel appliances including a gas range, a custom built hood fan, custom cabinetry, soft-close drawers & cabinets, quartz countertops and built-in speakers. Put your feet up and relax in front of the contemporary fireplace in the inviting living



room. Glass sliders lead to the expansive 11' x 21' concrete patio with a gas line promoting an easy indoor/outdoor lifestyle. The main floor is completed by a large mudroom and a stylish powder room. Ascend the beautiful white oak railing and black iron stair case to the upper level. The primary suite is an opulent oasis complete with grand vaulted ceilings, a huge walk-in closet and a luxurious ensuite boasting heated flooring, built-in speakers, dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms on this level are spacious and bright sharing the 5-piece main bathroom, no more listening to the kids fight over the sink! A laundry room with a sink conveniently completes this level. Finished in the same high style as the rest of the home is the inviting basement with tons of additional family and entertaining space. Convene in the huge rec room, spending quality time together over movies and games, then refill your drink or grab a snack at the wet bar. Also on this level is a 4th bedroom with a walk-in closet and a 4-piece bathroom. Host barbeques or soak up the sunny west exposure on the back patio while kids and pets play in the landscaped yard, privately nestled behind the oversized double detached garage. Ideally located within this that is perfect for any active lifestyle with trendy shops and restaurants, an easy bike ride to the Bow River and downtown, close to Killarney pool, and so much more, you'll have a hard time running out of fun things to do living here! Additional upgrades are plentiful please see supplements for the complete list.

Built in 2024

Essential Information

MLS® #	A2140322
Price	\$1,099,000

Sold Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	20,910
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold



Community Information

Address	2607 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	High Efficiency, In Floor, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	June 28th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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