

\$939,000 - 2614 35 Street Sw, Calgary

MLS® #A2159101

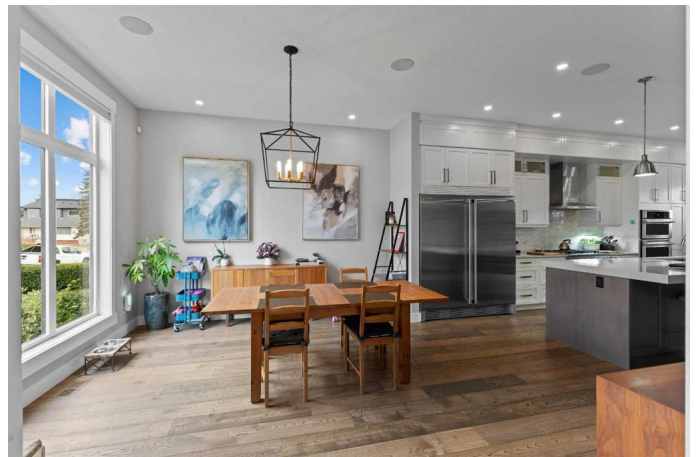
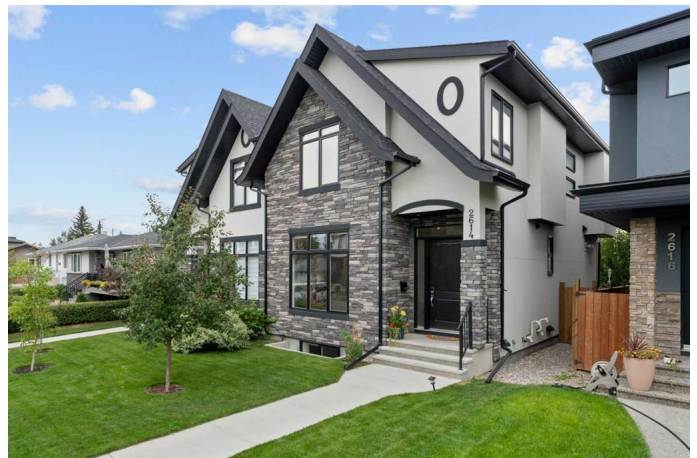
\$939,000

4 Bedroom, 4.00 Bathroom, 1,922 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this exquisite property that blends sophistication, elegance, and versatility in the highly desirable neighbourhood of Killarney. Perfect for professionals, couples, and families alike, this home exudes quality craftsmanship and high-end finishes that rival those found in million-dollar properties. As you step inside, you'll be greeted by an open and sunlit floor plan, accentuated by soaring 10-foot ceilings on the main level. The expansive entryway seamlessly leads you into the heart of the home—a gourmet kitchen equipped with chic two-tone cabinetry, a stunning marble backsplash, and luxurious quartz countertops with an impressive double-thick island. The kitchen flows effortlessly into the living area, where oversized sliding doors open to a private east facing backyard, complete with a hidden mudroom and a convenient powder room. Upstairs, you'll find a thoughtfully designed space featuring a spacious laundry room, two generously-sized bedrooms serviced by a 4-piece bath, and a well appointed primary bedroom. Indulge in the primary ensuite's heated floors, rain/steam shower, and a free-standing tub, complemented by a custom-built walk-in closet. The fully developed basement continues to impress with a stylish wet bar, an additional bedroom, and a full bathroom, perfect for guests or family. The cozy family room adds the final touch to this functional yet luxurious space. With 4 bedrooms, 3.5 bathrooms, and over 2,490 square feet of



meticulously designed living space, this home is an ideal blend of beauty and functionality. Additional features include 9-foot ceilings on the upper and basement levels, wide plank engineered hardwood floors, custom built-ins throughout, and a high-end Electrolux ICON series appliance package. The mode linear fireplace encased in stone serves as a focal point in the living area, enhancing the home’s sophisticated ambiance. Every detail in this home has been carefully considered, ensuring it meets the needs of even the most discerning buyers. Don’t miss your chance to own this gorgeous home in one of Calgary’s most sought-after communities.

Built in 2017

Essential Information

MLS® #	A2159101
Price	\$939,000
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,922
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2614 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E2Y4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Lawn, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	September 20th, 2024
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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