

\$974,500 - 2406 35 Street Sw, Calgary

MLS® #A2167133

\$974,500

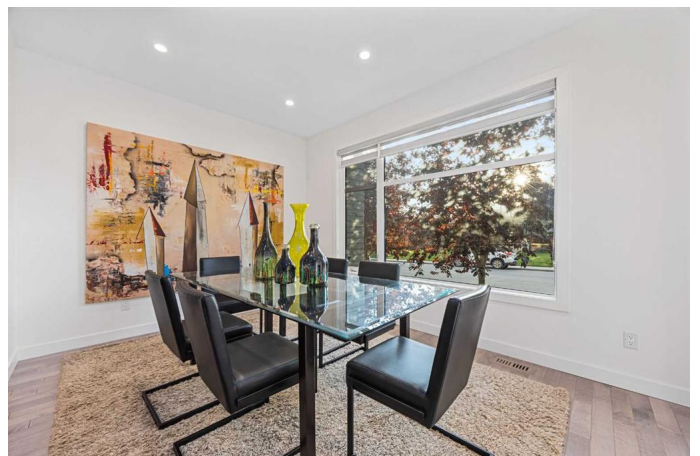
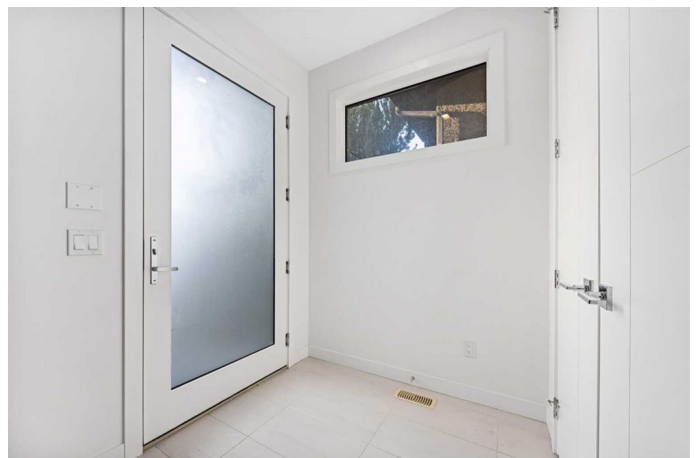
4 Bedroom, 4.00 Bathroom, 1,918 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Discover the perfect blend of style and comfort in this beautifully crafted home. Designed for modern living, the main floor is an entertainer's dream, showcasing an open-concept layout with impressive 9-foot ceilings. The front foyer opens to a large dining room with oversized windows. Chef's kitchen features abundant storage, custom cabinets, a large walk-in pantry, and high-end Bosch appliances. Quartz countertops and two-tone cabinetry add an elegant touch. The living room is spacious with a linear fireplace clad in stone and surrounded by built-in storage. Patio doors lead to a secluded East facing backyard with a deck and gas-burning fireplace. A discreet half bath and mudroom provide functional convenience.

An open riser staircase with glass wall leads to the upper floor. Primary bedroom features soaring vaulted ceilings, a spacious walk-in closet with custom built-ins, and large windows that flood the space with natural light. The 5-piece ensuite is a luxurious space with a free-standing soaker tub, dual sinks, heated floor and a steam shower with rain feature. The walk-in closet has plenty of custom cabinetry. Ideal for families, the two secondary bedrooms offer plenty of space for kids, complemented by a stylish 4-piece bathroom. Enjoy the convenience of the dedicated laundry room, equipped with a sink and storage cabinets, also situated upstairs. The fully finished basement boasts a spacious fourth bedroom with a walk-in closet, a



family/media room with a wet bar and wine fridge, and a stylish 3-piece bathroom. This home is complete with central air conditioning and is wired for sound. Striking rooflines and beautiful rock accents on the exterior add to the modern feel. Close to parks, playgrounds, and schools, this lovely home is within walking distance to the C train, transit, and an easy commute to the downtown, Mount Royal University and Rockyview Hospital.

Built in 2015

Essential Information

MLS® #	A2167133
Price	\$974,500
Sold Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	2406 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y1

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Open Floorplan, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Oven, Garage Control(s), Gas Cooktop, Range Hood, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, Lawn, Back Lane, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2024
Date Sold	November 6th, 2024
Days on Market	44
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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