

# \$879,000 - 2630 35 Street Sw, Calgary

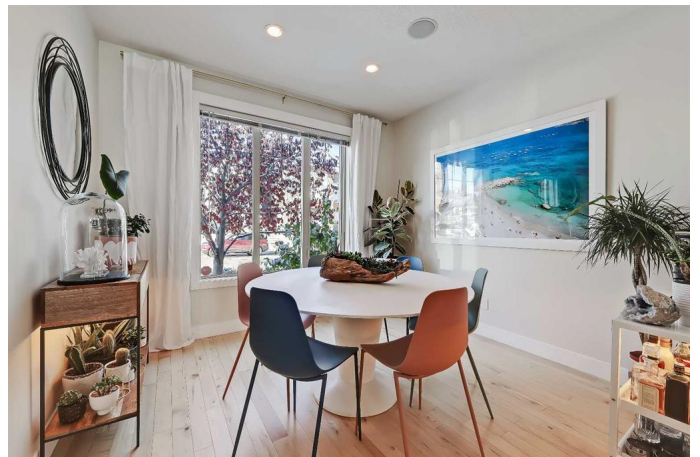
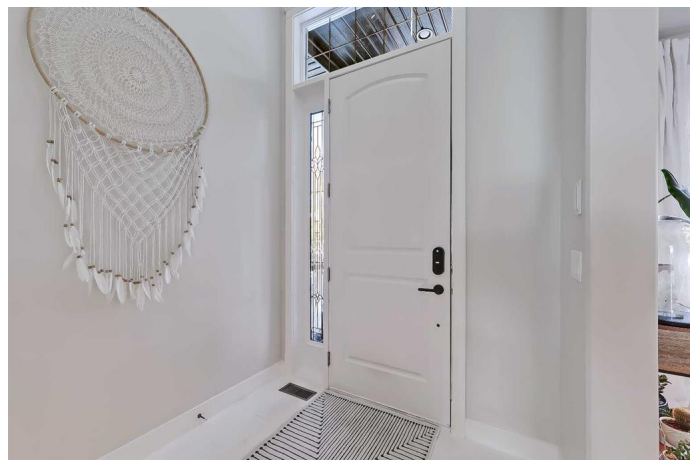
MLS® #A2174576

**\$879,000**

3 Bedroom, 4.00 Bathroom, 1,782 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your dream home in the heart of Killarney! This stunning 1782+ sq ft SEMI-DETACHED property offers an exceptional living experience in one of Calgary's most desirable communities! This home features a striking facade w/ clean lines enhanced by cedar and stone accents, with mature trees and low-maintenance TURF GRASS. Step inside, and a two-storey high foyer ceiling greets you w/ a transom window and coat closet. Highlights of this beautiful home include a RUSSOUND SPEAKER SYSTEM w/ controls in each room, a NEST thermostat and NEST carbon monoxide/smoke detectors, A/C, a PHANTOM SCREEN back door, and LOW MAINTENANCE LANDSCAPING! The kitchen is a chef's delight w/ UPGRADED appliances, a large peninsula island w/ bar seating that extends the counter space, and custom white shaker cabinetry that contrasts beautifully w/ the black quartz countertops. The adjacent dining area is flooded w/ natural light from the vast windows, offering an excellent spot for family meals. The living room, w/ its sleek stone fireplace, is the perfect place to unwind and leads out to the lush backyard, while a modern powder room features eye-catching terrazzo wallpaper, adding a playful yet sophisticated touch. Upstairs, you'll find more living space in the stylish bonus room, complete w/ a skylight that fills the space w/ natural light. The spacious primary suite is a serene retreat, featuring a large window that overlooks the



treelined street, a TWO-WAY FIREPLACE w/ a contemporary stone surround, a large walk-in closet, and a spa-like ensuite. With an oversized vanity, heated floors, a deep soaking tub, and glass-enclosed shower, this bathroom provides the luxury and comfort you crave. There is also an additional bedroom, a full 4-pc bath w/ heated floors, and a laundry room, ensuring that everyone has plenty of room. Downstairs, a cozy media room w/ built-in surround sound and a projector transforms this space into a home theatre experience, complete w/ bar area w/ beverage fridge! There's also in-floor heat, a built-in desk in the hallways for another workspace, a third bedroom, perfect for guests or an older child, w/ an adjacent full bathroom that continues the theme of luxury w/ modern fixtures and slate tile. Outside, a multi-level deck provides ample space for outdoor dining, while the fully landscaped yard is low maintenance but lush w/ greenery, making it an ideal setting for outdoor living w/ a unique PONDLESS WATER FOUNTAIN. Killarney is a vibrant and well-established neighbourhood known for its tree-lined streets and charming character, offering excellent access to parks, schools, and recreation. You're just a short drive from downtown Calgary, and plenty of shopping and dining options are nearby. Plus, enjoy easy access to public transit, making your commute a breeze. With its impeccable design, prime location, and inviting spaces, this home offers the best of Killarney living!

Built in 2007

### **Essential Information**

MLS® #	A2174576
Price	\$879,000
Sold Price	\$850,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,782
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	2630 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Built-in Features, High Ceilings, Bookcases, Vaulted Ceiling(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Garburator, Garage Control(s), Window Coverings
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Rectangular Lot, Low Maintenance Landscape, Landscaped,

	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 24th, 2024
Date Sold	November 7th, 2024
Days on Market	14
Zoning	H-GO
HOA Fees	0.00

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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