\$1,199,900 - 2812 35 Street Sw, Calgary

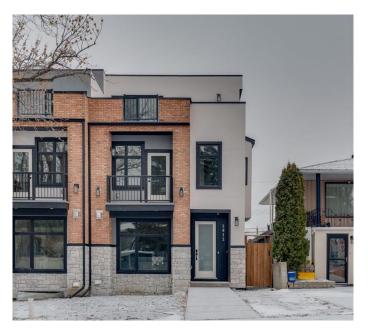
MLS® #A2201712

\$1,199,900

5 Bedroom, 5.00 Bathroom, 2,431 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

A beautiful brand new 3 storey boasting over 3100sqft of living space in the heart of the Killarney featuring 5 bedrooms/4.5 bath with many upgrades including high ceilings, engineered hardwood, upgraded appliances and quartz countertops throughout. As you walk in you are greeted by a spacious foyer with closet, a 2pce bath, a gorgeous open floor plan with the living room conveniently located at the front with a gas fireplace and built-in cabinetry. White Oak and painted kitchen with island for extra seating and a pantry for extra storage. Upgraded Kitchen Aid appliance package includes a built-in oven, microwave, dishwasher, gas cooktop and huge fridge/freezer! The dining room is located at the back with a sliding patio door to the vinyl covered deck. The mudroom with ample storage space and a bench finishes off the main floor. The stairs to the second-floor feature engineered hardwood and glass railing. The second floor consists of 3 bedrooms and 2 bathrooms. One of the bedrooms is a primary bedroom with its own 5pce ensuite including dual vanities, soaker tub, stand up shower, toilet, a massive walk-in closet, and a balcony! The other 2 bedrooms, one with another beautiful walk-in closet, share a common 3pce bath. The laundry is also conveniently located on the second floor with a sink. The third floor has a family room with balcony, another bedroom with its own walk-in closet and a 3pce bathroom. The basement is fully developed with an additional bedroom,







den, rec room with wet bar and a 3pce bath. The fully fenced backyard provides privacy with landscaping to be completed in the Spring. This home also features a spacious detached garage.

Built in 2024

Essential Information

| MLS® # | A2201712 |
|----------------|------------------------|
| Price | \$1,199,900 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,431 |
| Acres | 0.07 |
| Year Built | 2024 |
| Туре | Residential |
| Sub-Type | Semi Detached |
| Style | 3 Storey, Side by Side |
| Status | Active |

Community Information

| Address | 2812 35 Street Sw |
|-------------|---------------------|
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E2Y5 |

Amenities

| Parking Spaces | 2 |
|----------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

Interior Features Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking

| | Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
|-------------------|---|--|--|
| Appliances | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer | | |
| Heating | Fireplace(s), Forced Air, Natural Gas | | |
| Cooling | None | | |
| Fireplace | Yes | | |
| # of Fireplaces | 1 | | |
| Fireplaces | Gas, Living Room | | |
| Has Basement | Yes | | |
| Basement | Finished, Full | | |
| Exterior | | | |
| Exterior Features | Balcony, BBQ gas line, Private Yard | | |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectangular Lot | | |
| Roof | Flat Torch Membrane | | |

| Construction | Concrete, Stone, Stucco |
|--------------|-------------------------|
| Foundation | Poured Concrete |

Additional Information

| Date Listed | March 15th, 2025 |
|----------------|------------------|
| Days on Market | 44 |
| Zoning | DC |

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.