

# \$1,098,900 - 2812 35 Street Sw, Calgary

MLS® #A2230331

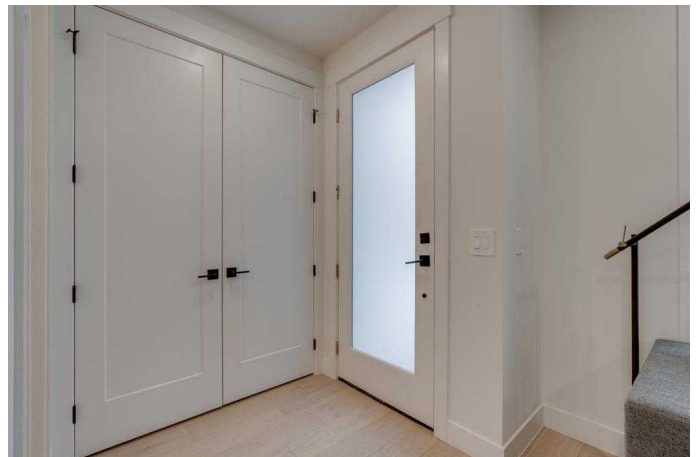
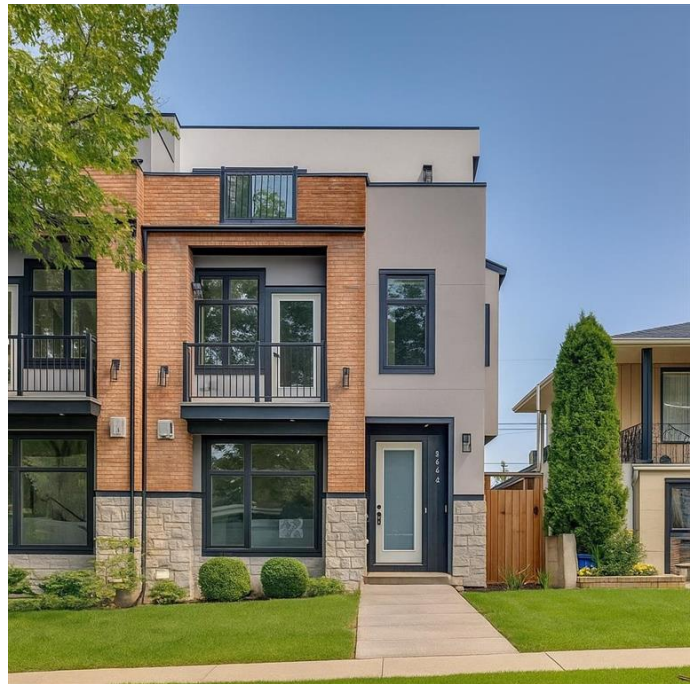
**\$1,098,900**

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® #         | A2230331               |
| Price          | \$1,098,900            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,431                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | 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 | T3E 2Y5             |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Alley Access, Double Garage Detached, Off Street |
| # 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         | 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      | Stone, Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 96              |
| Zoning         | DC              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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