

# \$1,250,000 - 2414 35 Street Sw, Calgary

MLS® #A2224620

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 1,959 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning modern home, where contemporary design meets urban sophistication. With over 2,800 sq. ft. of thoughtfully designed living space, this residence offers a rare blend of spacious interiors and exceptional outdoor areas.

Step inside to discover gleaming hardwood floors that flow seamlessly throughout the open-concept main level. The heart of the home is the chef-inspired kitchen, featuring custom cabinetry, granite countertops, and a premium stainless steel appliance package. Adjacent to the kitchen, the inviting family room provides the perfect space to entertain or unwind in comfort.

Upstairs, the luxurious primary suite boasts vaulted ceilings, a generous walk-in closet, and a spa-like 5-piece ensuite with dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry room complete this level.

The fully finished basement offers incredible versatility, with an option to establish a legal basement suite: you can open the wall as shown in the accompanying picture to convert it into a separate living unit, ideal for rental income or multi-generational living.

Alternatively, if the legal suite is not desired, the drywall can be removed and replaced with some railing to match the stairs for a more



open, single-family layout. The basement includes a spacious bedroom with ample closet space, a fully equipped kitchen, a comfortable living/dining area, and a 4-piece bathroom.

Perfectly positioned just minutes from downtown, shopping, and Rocky View Hospital, this home also offers easy access to public transit, top-rated schools, universities, and more. Thoughtfully designed and ideally located, this home is a rare find in today’s market!

Built in 2024

**Essential Information**

MLS® #	A2224620
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,959
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2414 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Lighting, Other
Lot Description	Back Lane, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.