

\$1,399,998 - 2611 35 Street Sw, Calgary

MLS® #A2248051

\$1,399,998

3 Bedroom, 4.00 Bathroom, 1,962 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This brand-new DETACHED INFILL in KILLARNEY pairs modern architecture with real-life function, traits you've grown to expect from Moon Homes! Light pours in through large windows, finishes are clean and timeless, and the floorplan keeps everyday living simple. Step into a welcoming foyer and a front dining space that fits a long table for gatherings. The centerpiece kitchen is where form meets function: upscale wall panelling, a generous island with QUARTZ counters, FULL-HEIGHT CABINETRY, a BUILT-IN PANTRY for the bulk items and small appliances, and a sleek appliance package anchored by a GAS COOKTOP. It's a layout that works for weeknight meals and weekend prep alike, keeping lines of sight open to both the dining room and the rear living area. At the back, the great room is relaxed and inviting, centred on a contemporary fireplace wall that's ready for your media setup, with large 10-ftx8-ft bi-parting patio doors to the yard so the space stays bright year-round. A well-placed POWDER ROOM sits off the staircase – easy access, out of view – and side mudroom is exactly what you want after a run to the store or a rainy dog walk: a practical side entry with a BUILT-IN CLOSET direct from the exterior path so traffic doesn't cut through the main living area. Upstairs, the primary suite takes the quiet front of the home and turns it into a true retreat. The bedroom reads calm and airy with a VAULTED



CEILING, while the ensuite brings SPA ENERGY and a STEAM SHOWER – perfect for cold mornings and post-workout recovery. A proper WALK-IN CLOSET handles day-to-day rotation and seasonal storage without crowding the bedroom. Down the hall, two bright secondary bedrooms both include WALK-IN CLOSETS, giving kids or guests real storage (and fewer dressers). The MAIN 4-PC BATH is modern and streamlined, finished with durable tile and a full-depth tub. A convenient UPPER-LEVEL LAUNDRY keeps baskets off the stairs and speeds up weekend chores. The lower level is designed to flex as life changes. A large family room is ready for movie marathons or a game table, while the GLASS-WALLED GYM SPACE gives you a dedicated zone for workouts without feeling boxed in. There’s also a comfortable fourth bedroom that adds BUILT-IN SHELVING alongside the closet – great for books, collectibles, or a tidy work-from-home setup – and a full bathroom to serve guests. Storage and mechanical are neatly consolidated, so the main area stays open and usable. The Killarney location truly brings it all together! You’re minutes to 17 Ave SW for coffee, dinner, and weekend errands, with WESTBROOK LRT simplifying the commute. Outdoor time is easy at neighbourhood parks, the KILLARNEY AQUATIC & FITNESS CENTRE, and the nearby SHAGANAPPI GOLF COURSE. School options include KILLARNEY SCHOOL (K-6) and HOLY NAME (K-6 FRENCH IMMERSION), with straightforward access to junior-high pathways and ERNEST MANNING HIGH SCHOOL. It’s the inner-city lifestyle – walkable, connected, and ready for real life! (id:6289)

Built in 2025

Essential Information

Listing #	A2248051
Price	\$1,399,998
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,962
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold



Community Information

Address	2611 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2Y3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Wet bar, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dryer, Microwave, Oven - Built-In, Hood Fan
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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