

# \$1,199,510 - 2414 35 Street Sw, Calgary

MLS® #A2251689

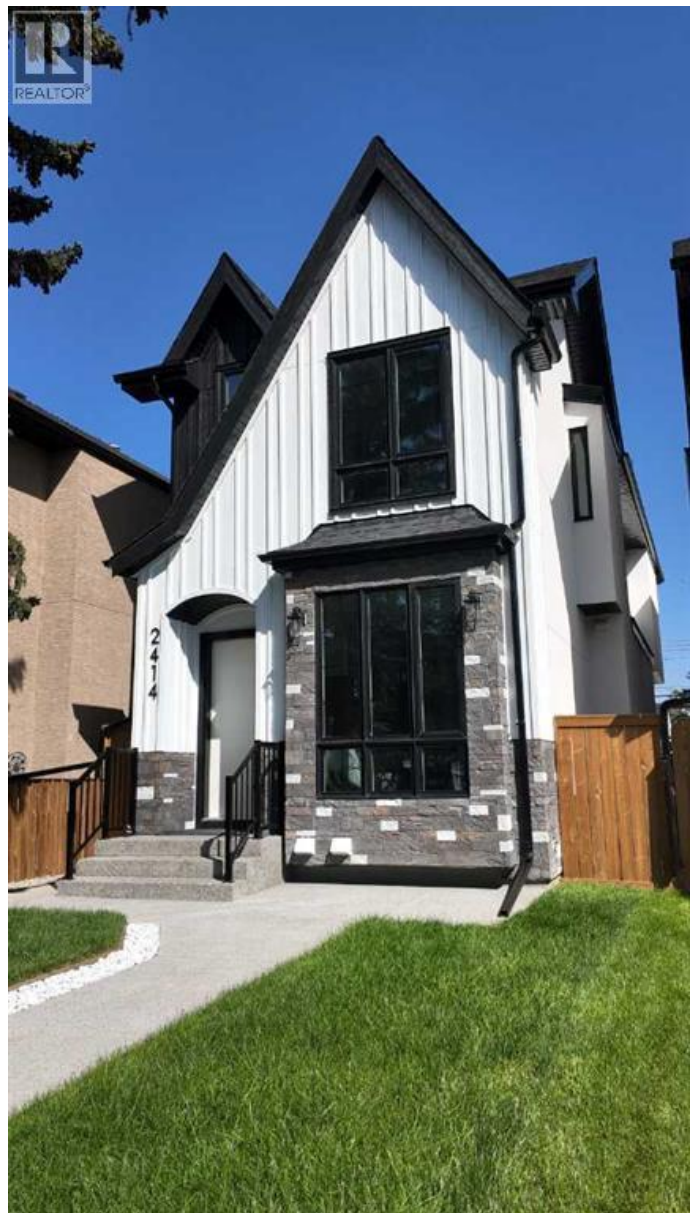
**\$1,199,510**

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Experience modern luxury in this beautifully crafted home, perfectly designed for the discerning buyer. Spanning over 2,800 sq. ft., this residence combines sophisticated contemporary style with exceptional functionality, seamlessly blending spacious living and stunning outdoor spaces. Step inside to gleaming hardwood floors that unify the expansive open-concept main level. The chef's kitchen is a culinary masterpiece, featuring custom cabinetry, granite countertops, and premium stainless steel appliances—ideal for entertaining or everyday family gatherings. The adjoining family room offers a warm, inviting atmosphere to relax and unwind. The luxurious primary suite upstairs impresses with soaring vaulted ceilings, a large walk-in closet, and a spa-inspired 5-piece ensuite showcasing dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry area complete this level. The fully finished basement offers versatile space suited for various lifestyles, with an innovative option to create a legal basement suite by opening a partition wall—perfect for generating rental income or accommodating multi-generational living. Alternatively, the space can be customized into a spacious, open-plan area by removing drywall and adding a railing, providing flexibility to suit your needs. The basement features a generous bedroom, a fully equipped kitchen, a



cozy living and dining area, and a sleek  
4-piece bathroom. (id:6289)

Built in 2024

**Essential Information**

Listing #	A2251689
Price	\$1,199,510
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,959
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2414 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2Y1

**Amenities**

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven, Microwave
Heating	Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement      Yes  
Basement      Walk-up, Suite

**Exterior**

Exterior      Concrete, Stucco  
Exterior Features      Lawn  
Construction      Poured concrete, Wood fram  
Foundation      Poured Concrete



**Listing Details**

Listing Office      Royal LePage Benchmark



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