

\$1,295,000 - 2231 35 Street Sw, Calgary

MLS® #A2264014

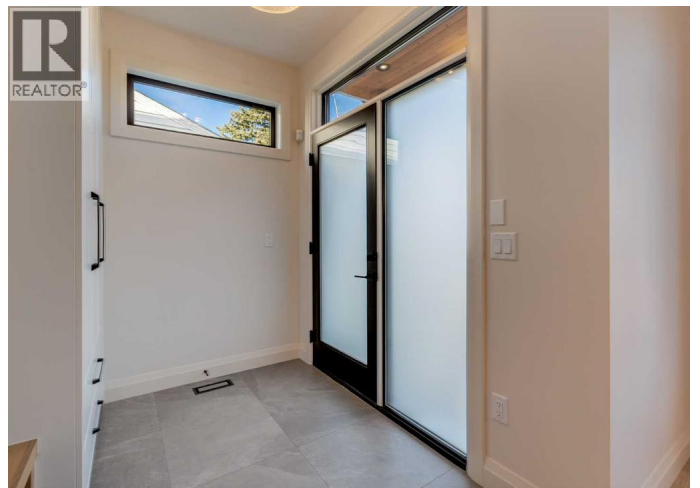
\$1,295,000

4 Bedroom, 4.00 Bathroom, 1,903 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this brand-new, exquisitely designed custom home with a West backyard built by Treehouse Developments – an award-winning builder celebrated for quality craftsmanship and thoughtful design. Located in the heart of Killarney, this property stands apart from the typical infill with its elevated finishes, concrete party wall, full New Home Warranty and a level of luxury rarely found, offering both peace of mind and timeless appeal. It's packed with upgrades throughout and offers a truly refined living experience. Step inside to a welcoming foyer and dining room that flow seamlessly into an open-concept kitchen and living area, ideal for both everyday living and entertaining. The kitchen is equipped with high-end Fisher & Paykel appliances, stone countertops throughout, a large island, walk-in pantry, and stunning white oak rift-cut cabinetry. Extensive custom built-ins are thoughtfully integrated into the foyer, mudroom, and living room, adding function and elegance throughout the main floor. The living room features a marble-clad fireplace complete with Frame TV and sliding patio doors leading to a spacious maintenance-free composite deck. A functional mudroom off the rear entry leads directly to the garage, making daily routines effortless. Upstairs, a dramatic skylight floods the stairwell with natural light, leading to three bedrooms. The primary bedroom is impressively spacious, creating a true retreat with a spa ensuite that includes a standalone



tub, steam shower with handheld, and heated floors. The main bath offers double sinks and a dedicated beauty bar, while upstairs laundry provides added convenience. Custom built-in closets are found throughout. The fully developed basement includes a large rec room with dry bar and bar fridge, a bedroom suite with walk-in closet and ensuite, and hydronic in-floor heating paired with an on-demand boiler for year-round comfort. A central AC/heat pump system adds modern efficiency. Outside, enjoy the fully landscaped private sunny yard and an oversized 21' x 21' garage, insulated and drywalled to fit a truck. The exterior blends stone, cedar accents, and Hardie siding for striking curb appeal. This home is move-in ready and exemplifies the craftsmanship, quality, and design that make Treehouse Developments a standout builder in Calgary. It's rare for a Treehouse-built home to hit the market, making this a special opportunity to own a truly exceptional property.

(id:6289)

Built in 2025

Essential Information

Listing #	A2264014
Price	\$1,295,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,903
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2231 35 Street Sw
Subdivision	Killarney/Glengarry

City	Calgary
Province	Alberta
Postal Code	T3E2X7

Amenities

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

Interior

Appliances	Washer, Refrigerator, Dishwasher, Oven, Dryer, Microwave, Garburator, Humidifier, Hood Fan, Garage door opener, Water Heater - Gas, Cooktop - Induction
Heating	Central heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Capital Realty
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