



THE
A-TEAM

**RE/MAX
FIRST**

2406 35 Street, Calgary T3E 2Y1

MLS®#: **A2167133** Area: **Killarney/Glengarry** Listing Date: **09/23/24** List Price: **\$989,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Lawn,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 11`11"	Kitchen	Main	16`5" x 9`11"
Dining Room	Main	13`9" x 10`2"	Mud Room	Main	5`11" x 5`4"
Foyer	Main	6`0" x 6`0"	Family Room	Basement	19`2" x 15`0"
Laundry	Second	8`8" x 5`5"	Bedroom - Primary	Second	13`10" x 13`0"
Bedroom	Second	11`0" x 9`11"	Bedroom	Second	11`5" x 10`2"

Bedroom
2pc Bathroom
3pc Bathroom

Basement
Main
Basement

13`6" x 9`8"

5pc Ensuite bath
4pc Bathroom
Pantry

Legal/Tax/Financial

Second
Second
Main

5`7" x 5`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4367X

Remarks

Pub Rmks:

Discover the perfect blend of style and comfort in this beautifully crafted home. Designed for modern living, the main floor is an entertainer's dream, showcasing an open-concept layout with impressive 9-foot ceilings. The front foyer opens to a large dining room with oversized windows. Chef's kitchen features abundant storage, custom cabinets, a large walk-in pantry, and high-end Bosch appliances. Quartz countertops and two-tone cabinetry add an elegant touch. The living room is spacious with a linear fireplace clad in stone and surrounded by built-in storage. Patio doors lead to a secluded East facing backyard with a deck and gas-burning fireplace. A discreet half bath and mudroom provide functional convenience. An open riser staircase with glass wall leads to the upper floor. Primary bedroom features soaring vaulted ceilings, a spacious walk-in closet with custom built-ins, and large windows that flood the space with natural light. The 5-piece ensuite is a luxurious space with a free-standing soaker tub, dual sinks, and a steam shower with rain feature. The walk-in closet has plenty of custom cabinetry. Ideal for families, the two secondary bedrooms offer plenty of space for kids, complemented by a stylish 4-piece bathroom. Enjoy the convenience of the dedicated laundry room, equipped with a sink and storage cabinets, also situated upstairs. The fully finished basement boasts a spacious fourth bedroom with a walk-in closet, a family/media room with a wet bar and wine fridge, and a stylish 3-piece bathroom. This home is complete with central air conditioning. Striking rooflines and beautiful rock accents on the exterior add to the modern feel. Close to parks, playgrounds, and schools, this lovely home is within walking distance to the C train, transit, and an easy commute to the downtown, Mount Royal University and Rockyview Hospital.

Inclusions:
Property Listed By:

N/A
Royal LePage Mission Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











