

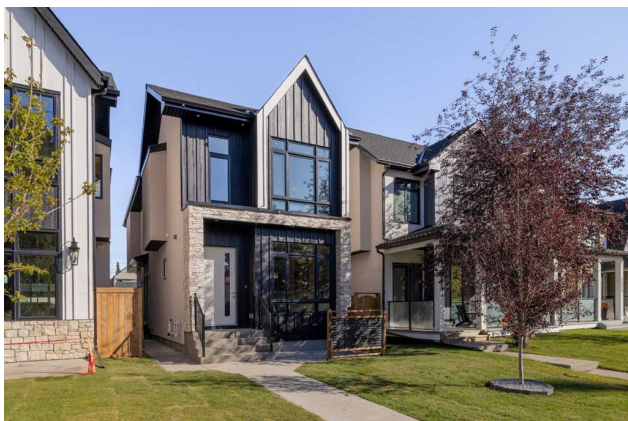


THE
A-TEAM

**RE/MAX
FIRST**

2418 35 Street, Calgary T3E 2Y1

MLS®#: **A2170671** Area: **Killarney/Glengarry** Listing Date: **10/03/24** List Price: **\$1,300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,000**
 Low Sqft:
 Ttl Sqft: **2,000**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	16`0" x 14`0"	Living Room	Main	15`6" x 10`6"
Kitchen	Main	21`0" x 18`8"	Mud Room	Main	5`4" x 5`4"
2pc Bathroom	Main	5`6" x 5`2"	Bedroom - Primary	Second	12`11" x 10`0"
Bedroom	Second	13`3" x 8`0"	Bedroom	Second	12`9" x 8`0"
4pc Bathroom	Second	5`0" x 8`0"	5pc Ensuite bath	Second	12`6" x 7`6"
Walk-In Closet	Second	8`0" x 6`2"	Bedroom	Lower	10`8" x 9`0"

Title: **Fee Simple**
Legal Desc: **4367X**

Zoning: **RC-2**

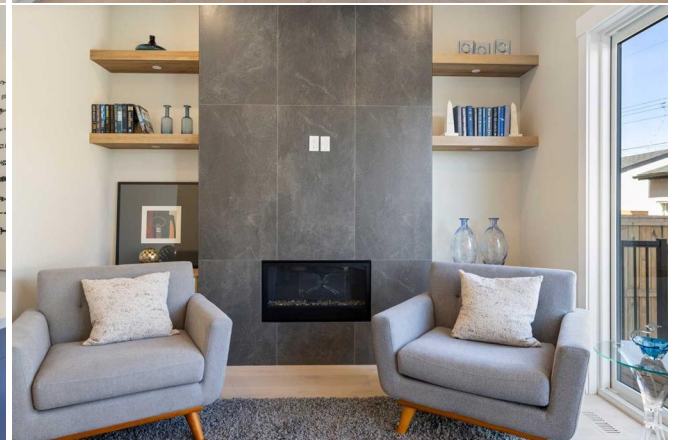
Remarks

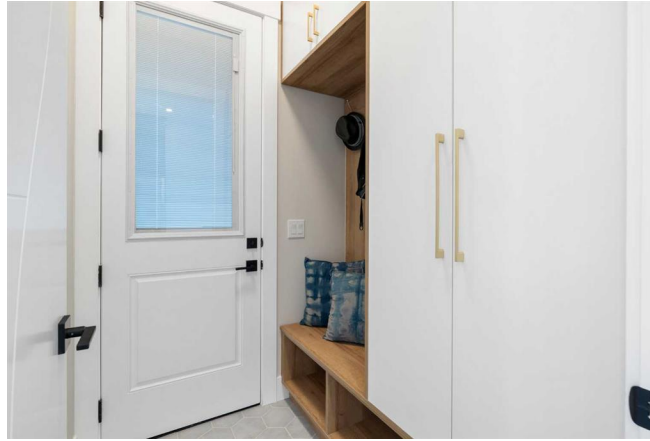
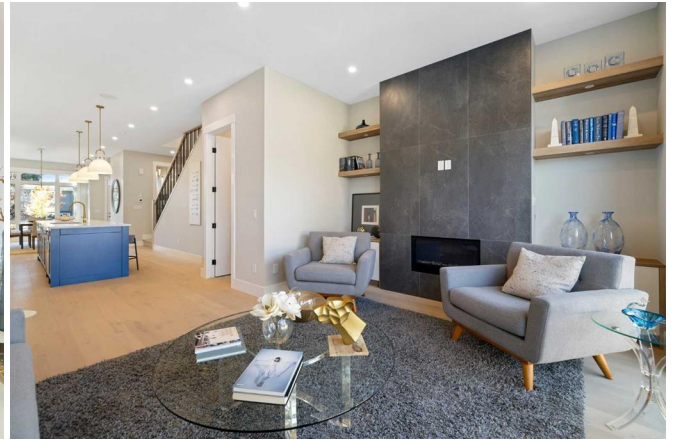
Pub Rmks: **Welcome to this stunning modern home featuring a sleek exterior and a contemporary urban design. With over 2,800 sq ft of thoughtfully designed living space, this home offers a spacious floorplan and outdoor areas rarely found in homes of this size. Upon entry, you're greeted by beautiful hardwood floors throughout the main level, leading to a bright and inviting living room with an open-concept layout. The kitchen is a chef's dream, boasting custom cabinetry, granite countertops, and a full stainless steel appliance package. The adjoining family room creates the perfect space for entertaining family and friends. Upstairs, the expansive master retreat features a generous walk-in closet, vaulted ceiling and a luxurious 5-piece ensuite complete with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms, a laundry room, and a 4-piece bathroom complete the upper level. The basement offers even more living space, including a spacious bedroom with ample closet space, a fully equipped kitchen, a cozy family/dining room perfect for a nanny or mother-in-law suite, and a 4-piece bathroom. Additionally, the property includes the potential for a legal basement suite, subject to city approval, offering excellent income potential or multi-generational living options. This home provides easy access to downtown, and shopping, and is just a 10-minute drive to Rocky View Hospital, You'll also enjoy the convenience of nearby public transit, universities, and schools, making it the perfect location for any lifestyle.**

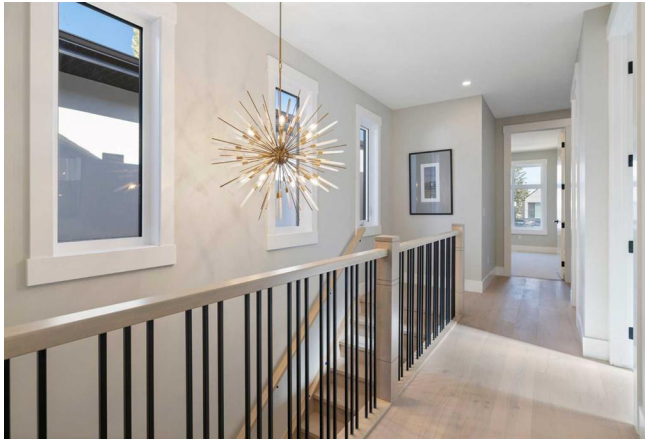
Inclusions: **Basement appliances- Refrigerator, Range, Dishwasher**
Property Listed By: **Royal LePage Benchmark**

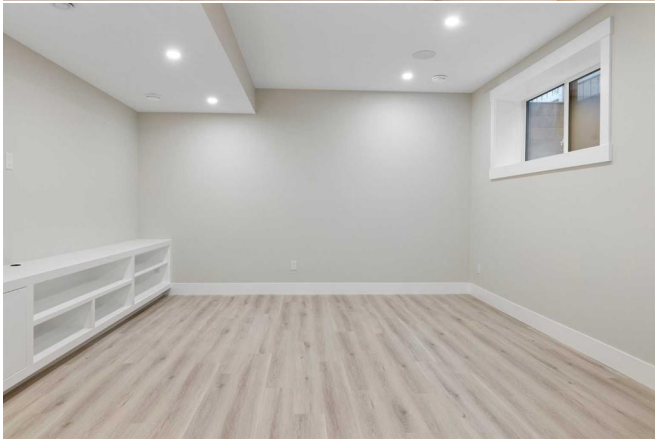
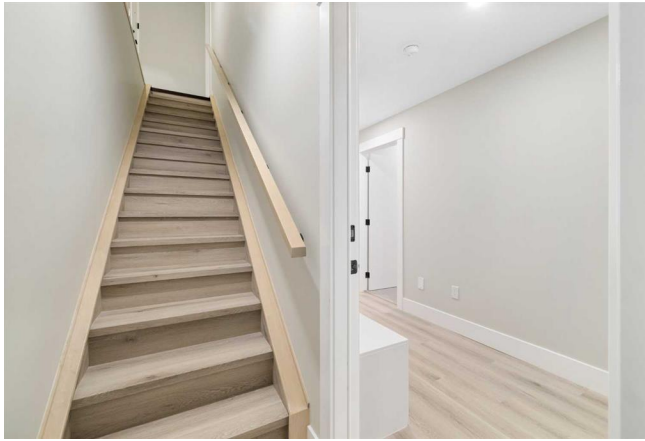
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2418 35 St SW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1942.35 sq ft



While regions are included from title floor areas in KICCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. PREPARED: 2024/10/04