



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2418 35 Street, Calgary T3E 2Y1**

MLS®#: **A2170671**      Area: **Killarney/Glengarry**      Listing Date: **10/03/24**      List Price: **\$1,299,777**  
 Status: **Active**      County: **Calgary**      Change: **-\$223, 28-Nov**      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: **1,942**  
 Low Sqft:  
 Ttl Sqft: **1,942**

DOM

**79**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 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

Room	Level	Dimensions	Room	Level	Dimensions
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"
4pc Bathroom	Basement	5`0" x 8`0"			

Legal/Tax/Financial

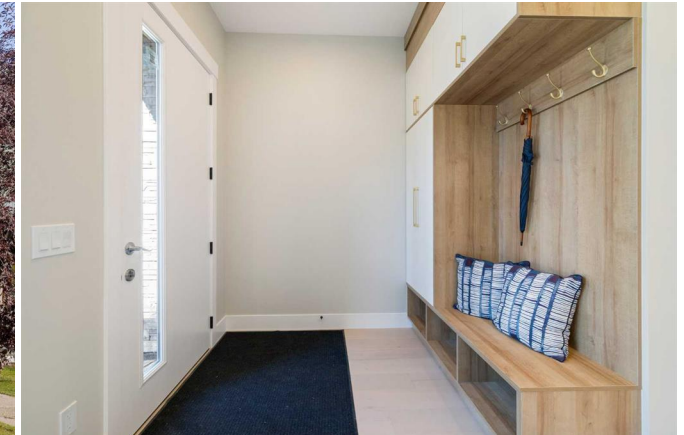
Title: **Fee Simple**  
 Legal Desc: **4367X**  
 Zoning: **RC-2**

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 a legal basement suite, offering excellent income 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**



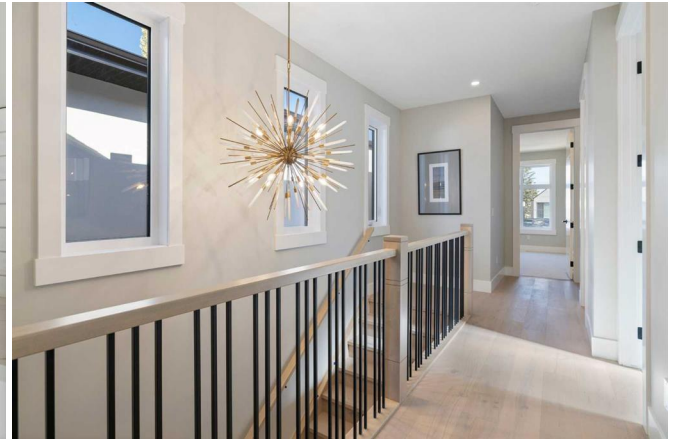




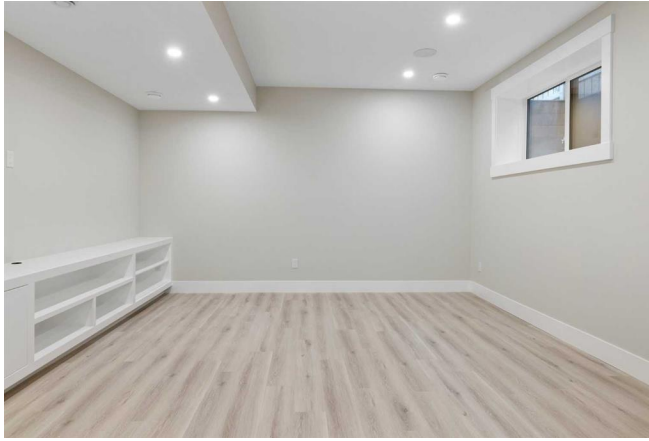
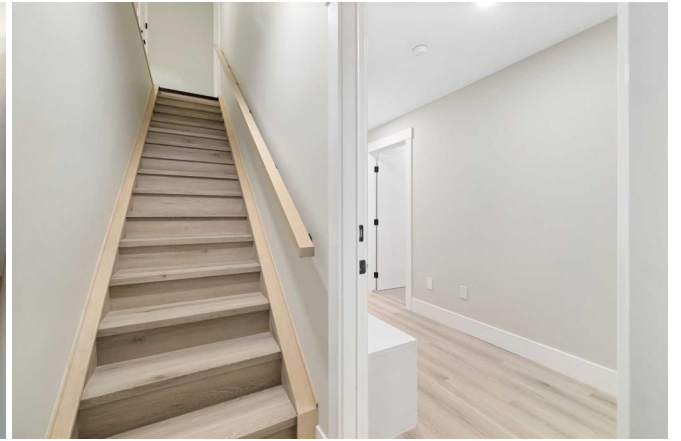










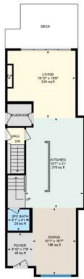






2418 35 St SW, Calgary, AB

Main Building - Total Exterior Area Above Grade 1942.35 sq ft



Main Floor  
Exterior Area 528.79 sq ft



2nd Floor  
Exterior Area 971.15 sq ft



Basement (Below Grade)  
Exterior Area 442.41 sq ft



Notes: Figures are included from total floor area in GSEDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/10/24  
iGUIDE