



THE
A-TEAM

**RE/MAX
FIRST**

2810 35 Street, Calgary T3E 2Y5

MLS®#: **A2183066**

Area: **Killarney/Glengarry**

Listing Date: **01/04/25**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **+\$5k, 07-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2024**

Lot Information
Lot Sz Ar: **2,975 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Interior Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,468**
Low Sqft:
Ttl Sqft: **2,468**

DOM

67
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **3 (or more)**
Storey,Attached-Side by Side

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace Insert**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`7"
Kitchen	Main	13`3" x 19`0"
Mud Room	Main	7`7" x 5`6"
5pc Ensuite bath	Second	8`11" x 13`7"
Bedroom	Second	9`11" x 10`2"
Bedroom - Primary	Second	11`11" x 13`7"

Room	Level	Dimensions
Dining Room	Main	11`7" x 13`3"
Living Room	Main	13`1" x 13`11"
3pc Bathroom	Second	9`3" x 4`11"
Bedroom	Second	9`4" x 13`9"
Laundry	Second	9`4" x 6`1"
Walk-In Closet	Second	8`3" x 6`5"

3pc Bathroom
 Family Room
 Other
 Den
 Furnace/Utility Room

Third
 Third
 Lower
 Lower
 Lower

9`9" x 6`0"
 13`8" x 16`6"
 7`5" x 3`8"
 9`9" x 10`2"
 7`1" x 14`7"

Bedroom
 3pc Bathroom
 Bedroom
 Game Room

Third
 Lower
 Lower
 Lower

9`6" x 12`10"
 4`11" x 11`5"
 8`6" x 10`2"
 11`0" x 16`7"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

23L2213

Zoning:
DC

Remarks

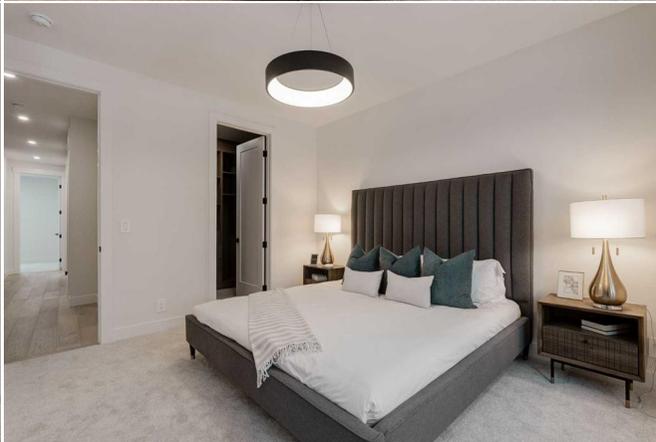
Pub Rmks: **Bring me an offer! New PRICE ADJUSTMENT! Discover modern luxury in this 5+ bedroom, 4 1/2-bathrooms, semi-detached home boasting 2,468 sq. ft. across three levels, plus a fully developed 868 sq. ft. lower level. The main floor features an elegant central kitchen with a long island, featuring two-tone cabinetry, gorgeous countertops, custom covered hoodfan, black accents, upscale stainless steel appliances including a massive fridge! This kitchen ilayout is perfect for entertaining. There is also a convenient walk-in pantry with a countertop, shelves and drawers that makes organizing a breeze! White oak engineered hardwood flooring flows throughout, complementing the 10-foot ceilings on the main and lower levels. The second level features a spacious primary bedroom with an impressive walk-in closet, luxurious 5 piece ensuite with deep pedestal soaker tub, over-sized shower, separate water closet and dual vanity with culture marble countertop. It also has its own private west face deck! There are also two more bedrooms, a three piece bathroom and an oversized laundry area with an impressive amount orf countertop space, laundry sink and cabinetry. The 3rd floor bonus area has a very spacious living area, a large bedroom with an impressive walk-in closet, 3 pc bathroom and an additional walk-in closet. This floor also has an AMAZING outdoor living space that could easily fit a sectional, fire-table and dining set to enjoy those warm starry Calgary evenings! The lower let has another bedroom, a den, study nook, 3 piece bathroom, and a games/recreation/media area with a wet bar. Outdoor living with three decks adds so many living options. The property also has a private backyard with double detached garage and new fencing on both sides of the property. Landscaping will be completed in the spring for added appeal. With impeccable design, ample space, and a prime, tree-lined, inner city southwest location in Killarney - just steps away from schools, parks, pathways and other conveniences, this home and location is a true gem! Don't miss out—schedule your viewing today! Additional information in agent remarks**

Inclusions: n/a
 Property Listed By: **Real Broker**

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

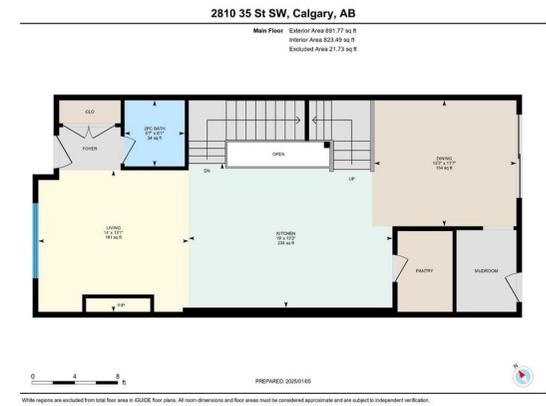












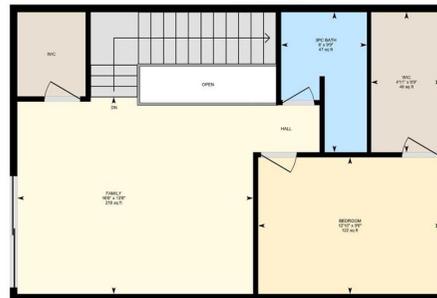
2810 35 St SW, Calgary, AB

2nd Floor Exterior Area 963.32 sq ft
Interior Area 854.26 sq ft
Excluded Area 24.14 sq ft



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3rd Floor Exterior Area 670.28 sq ft
Interior Area 557.44 sq ft
Excluded Area 24.28 sq ft



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Basement (Below Grade) Exterior Area 370.00 sq ft
Interior Area 179.91 sq ft

