

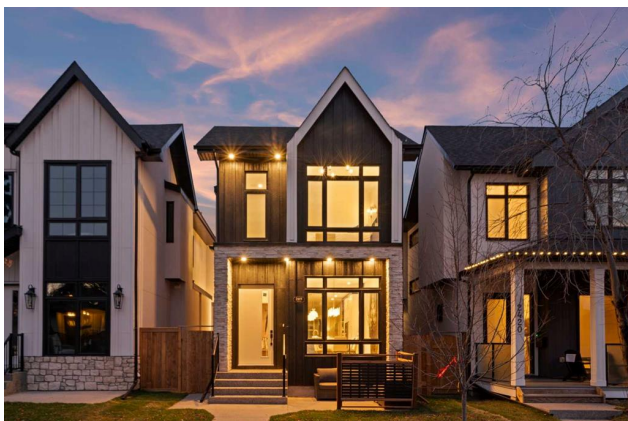


THE
A-TEAM

**RE/MAX
FIRST**

2418 35 Street, Calgary T3E 2Y1

MLS®#: **A2186431** Area: **Killarney/Glengarry** Listing Date: **01/08/25** List Price: **\$1,289,000**
 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: **1,942**
 Low Sqft:
 Ttl Sqft: **1,942**

DOM

2
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,Lawn,Street Lighting,Paved,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard**

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

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

Utilities:

Room Information

<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"
Mud Room	Main	5`4" x 5`4"
5pc Ensuite bath	Second	12`6" x 7`6"
Bedroom	Second	12`9" x 8`0"
Walk-In Closet	Second	8`0" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	21`0" x 18`8"
2pc Bathroom	Main	5`6" x 5`2"
Bedroom - Primary	Second	12`11" x 10`0"
Bedroom	Second	13`3" x 8`0"
4pc Bathroom	Second	5`0" x 8`0"
4pc Bathroom	Basement	5`0" x 8`0"

Bedroom
Family Room

Basement
Basement

10`8" x 9`0"
14`0" x 13`3"

Kitchen

Basement

10`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4367X

Zoning:
RCG

Remarks

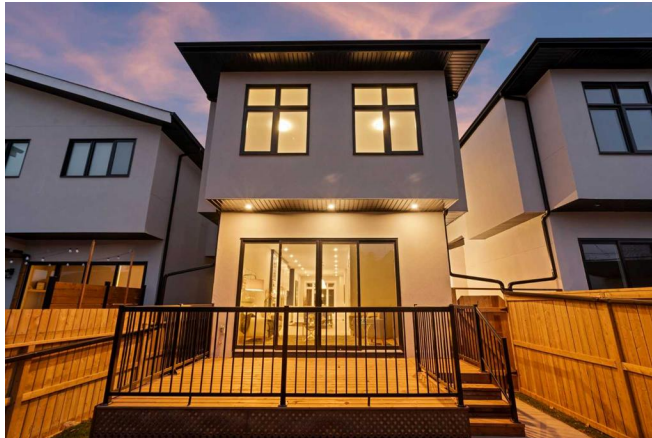
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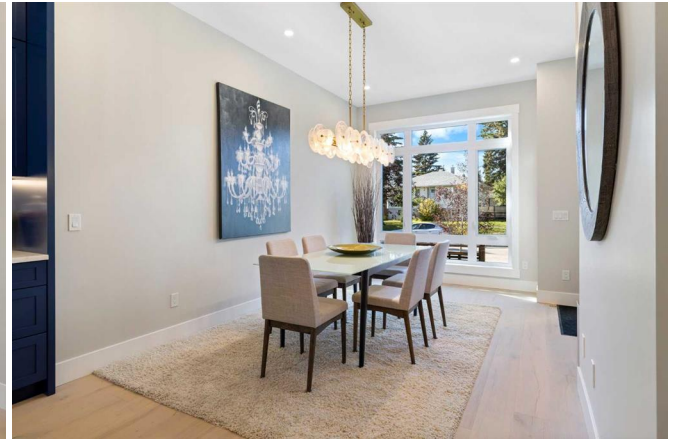
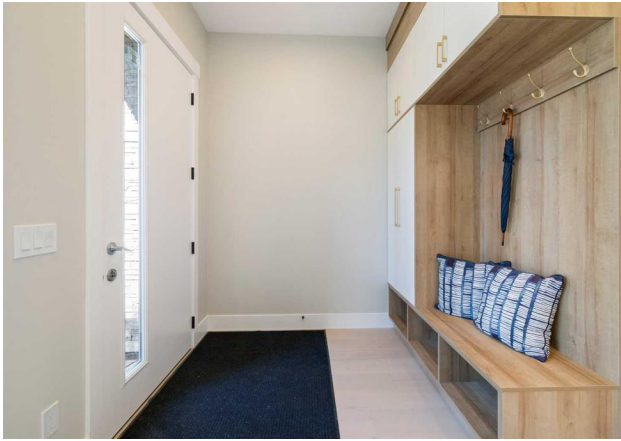
Welcome to this stunning modern home featuring a sleek exterior and a contemporary urban design. With over 2,800 sq ft of thoughtfully designed living space, this home offers a spacious floorplan and outdoor areas rarely found in homes of this size. Upon entry, you're greeted by beautiful hardwood floors 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.

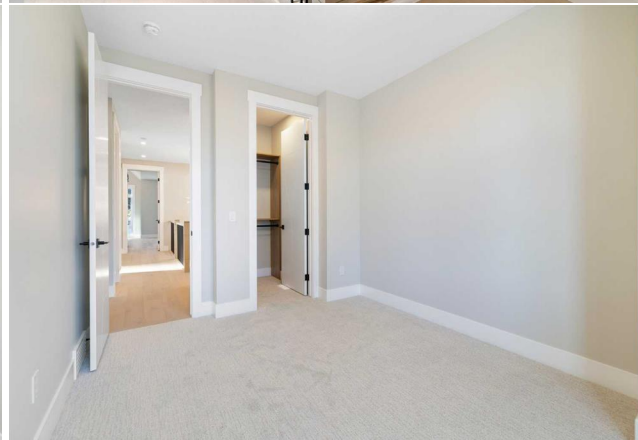
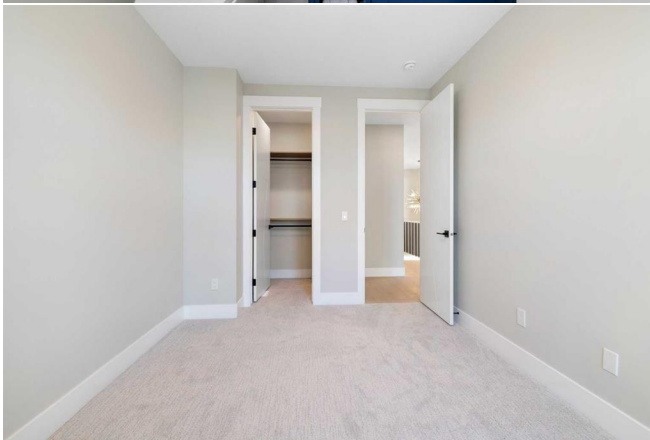
Inclusions:
Property Listed By:

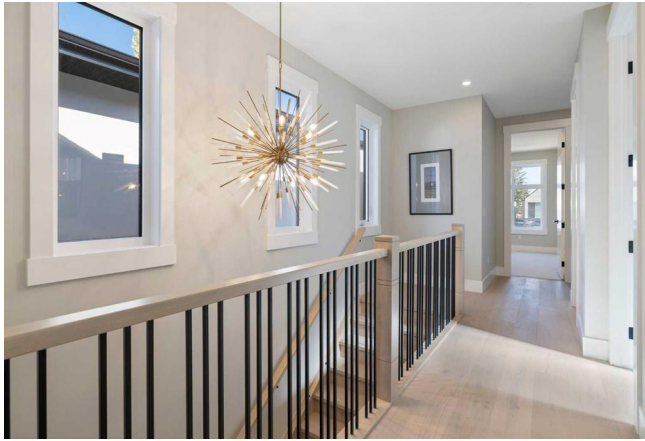
Refrigerator, electric range, dishwasher in the basement
Royal LePage Benchmark

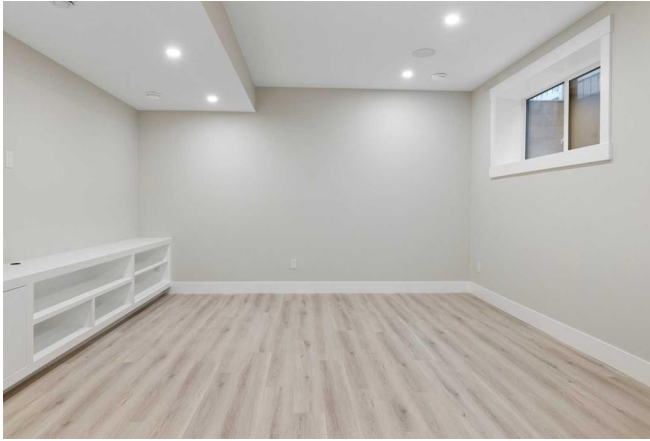
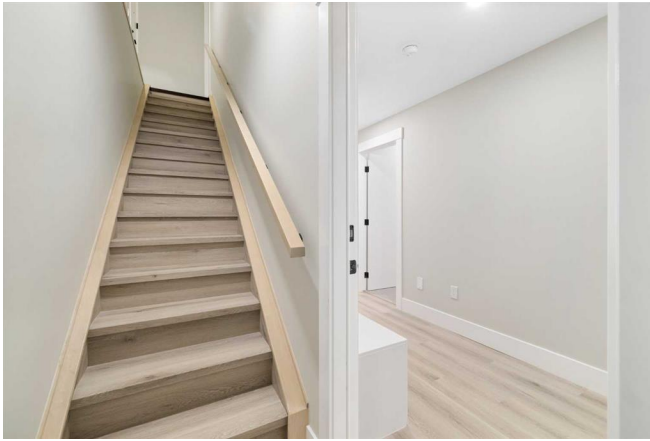
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2418 35 St SW, Calgary, AB

Main Floor Exterior Area 828.19 sq ft

2418 35 St SW, Calgary, AB

2nd Floor Exterior Area 1013.35 sq ft

2418 35 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 728.20 sq ft



0 4 8

PREPARED: 2024/10/04



Wall regions are excluded from total floor area in EXTERIOR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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