



THE A-TEAM

RE/MAX FIRST

2414 35 Street, Calgary T3E 2Y1

MLS#: A2198611 Area: Killarney/Glengarry Listing Date: 03/02/25 List Price: \$1,264,888
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: 1,959
Low Sqft:
Ttl Sqft: 1,959

DOM

8
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, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Paved, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting, Other

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

Kitchen Appl: Dishwasher, Electric Range, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator
Int Feat: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, 2pc Bathroom, Bedroom, 4pc Bathroom, 5pc Ensuite bath.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Mud Room, Bedroom - Primary, Bedroom, Walk-In Closet, Laundry.

4pc Bathroom

Basement

5`0" x 8`0"

Bedroom
Legal/Tax/Financial

Basement

10`8" x 9`0"

Title:
Fee Simple
Legal Desc:

4367X

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this stunning modern home, where contemporary design meets urban sophistication. With over 2,800 sq. ft. of thoughtfully designed living space, this residence offers a rare blend of spacious interiors and exceptional outdoor areas. Step inside to discover gleaming hardwood floors that flow seamlessly throughout the open-concept main level. The heart of the home is the chef-inspired kitchen, featuring custom cabinetry, granite countertops, and a premium stainless steel appliance package. Adjacent to the kitchen, the inviting family room provides the perfect space to entertain or unwind in comfort. Upstairs, the luxurious primary suite boasts vaulted ceilings, a generous walk-in closet, and a spa-like 5-piece ensuite with dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry room complete this level. The fully finished basement adds incredible versatility, offering a spacious bedroom with ample closet space, a fully equipped kitchen, and a comfortable living/dining area—ideal for a nanny or in-law suite. A 4-piece bathroom enhances functionality, while the legal basement suite provides an excellent opportunity for rental income or multi-generational living. Perfectly positioned just minutes from downtown, shopping, and Rocky View Hospital, this home also offers easy access to public transit, top-rated schools, universities, and more. Thoughtfully designed and ideally located, this home is a rare find in today's market!**

Inclusions:
Property Listed By: **none**
Royal LePage Benchmark

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











