

# \$1,219,000 - 2414 35 Street Sw, Calgary

MLS® #A2240145

**\$1,219,000**

4 Bedroom, 4.00 Bathroom, 1,959 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Experience modern luxury in this beautifully crafted home, perfectly designed for the discerning buyer. Spanning over 2,800 sq. ft., this residence combines sophisticated contemporary style with exceptional functionality, seamlessly blending spacious living and stunning outdoor spaces.

Step inside to gleaming hardwood floors that unify the expansive open-concept main level. The chef's kitchen is a culinary masterpiece, featuring custom cabinetry, granite countertops, and premium stainless steel appliances—ideal for entertaining or everyday family gatherings. The adjoining family room offers a warm, inviting atmosphere to relax and unwind.

The luxurious primary suite upstairs impresses with soaring vaulted ceilings, a large walk-in closet, and a spa-inspired 5-piece ensuite showcasing dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry area complete this level.

The fully finished basement offers versatile space suited for various lifestyles, with an innovative option to create a legal basement suite by opening a partition wall—perfect for generating rental income or accommodating multi-generational living. Alternatively, the space can be customized into a spacious,



open-plan area by removing drywall and adding a railing, providing flexibility to suit your needs. The basement features a generous bedroom, a fully equipped kitchen, a cozy living and dining area, and a sleek 4-piece bathroom.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240145    |
| Price          | \$1,219,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,959       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2414 35 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2Y1             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | 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)

Appliances Dishwasher, Electric Range, Gas Cooktop, Microwave, Refrigerator, Oven-Built-In

Heating Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features Lighting, Other

Lot Description Back Lane, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Paved

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 16th, 2025

Days on Market 20

Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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