

# \$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
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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	11
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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