

# \$1,264,888 - 2414 35 Street Sw, Calgary

MLS® #A2198611

**\$1,264,888**

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

Killarney/Glengarry, Calgary, Alberta

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. If a legal suite is not



required, the seller can remove the drywall and replace it with some railing to match the stairs.

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!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2198611    |
| Price          | \$1,264,888 |
| 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, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Soaking Tub, Separate Entrance

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

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 Other, Lighting

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

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 2nd, 2025

Days on Market 64

Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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