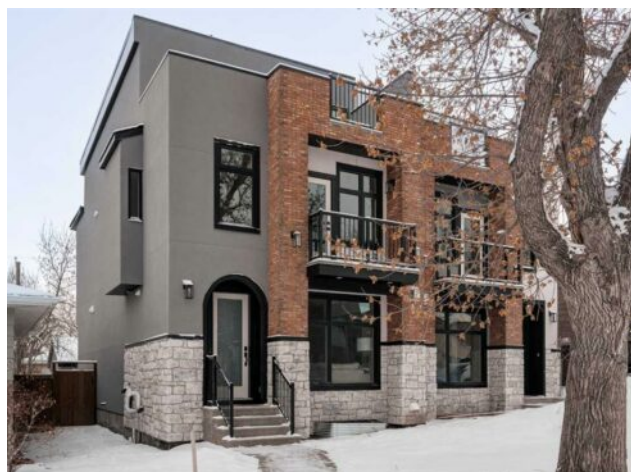


2810 35 Street SW  
Calgary, Alberta

MLS # A2273397



# \$945,000

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Killarney/Glengarry                                      |               |                  |
| <b>Type:</b>     | Residential/Duplex                                       |               |                  |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side                |               |                  |
| <b>Size:</b>     | 2,469 sq.ft.                                             | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 5                                                        | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                   |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot |               |                  |

|                    |                                                                                                                                                                                        |                   |                 |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                        | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Full                                                                                                                                                                                   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Mixed, Stone, Stucco                                                                                                                                                         | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                        | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wet Bar |                   |                 |
| <b>Inclusions:</b> | None                                                                                                                                                                                   |                   |                 |

Priced to Sell!! Discover modern luxury in this 5 bedroom + 4.5 baths, semi-detached home boasting 2,468 sq. ft. across three levels, plus a fully developed 868 sq. ft. lower level. The main floor features an elegant central Kitchen with long island, elegant two-tone cabinetry, gorgeous countertops, custom covered hoodfan, black accents, and upscale stainless steel appliances including a commercial grade fridge! This Kitchen layout is ideal for entertaining; complete with a convenient walk-in pantry with a countertop, shelves and drawers that makes organizing a breeze! White oak engineered hardwood flooring flows throughout, complementing high ceilings on the Main and Lower levels. The 2nd level features a spacious Primary bedroom with an impressive walk-in closet, luxurious 5 piece ensuite with deep pedestal soaker tub, over-sized shower, separate water closet and dual vanity with culture marble countertop. It also has its own private West-facing deck! There are also two more bedrooms, a 3-piece bathroom and an oversized laundry area with an impressive amount of countertop space, laundry sink and cabinetry. The 3rd floor bonus area has a very spacious living area, a large bedroom with an impressive walk-in closet, 3-piece bathroom and an additional walk-in closet. This floor also has an AMAZING outdoor living space that could easily fit a sectional, fire-table and dining set to enjoy those warm starry Calgary evenings! The lower let has another bedroom, a den, study nook, 3-piece bathroom, and a games/recreation/media area with a wet bar. Outdoor living with three decks adds so many living options. The property also has a private backyard with double detached garage and new fencing on both sides of the property. With impeccable design, ample space, and a prime, tree-lined, inner city southwest location in Killarney - just steps away from schools, parks,

pathways and other conveniences, this home and location is a true gem!