

2812 35 Street SW  
Calgary, Alberta

MLS # A2273424



# \$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>	2,437 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, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), 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, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Priced to Sell!! Over 3,300 livable square feet in this beautiful, brand new, 3-storey infill in the heart of the Killarney! With 5 bdrms + 4.5 baths, high ceilings, engineered hardwood, upgraded appliances and quartz countertops throughout this property offers so much! Walk into the spacious Main Foyer entrance, with custom closet, a 2-pc bath and impressively open floor plan; with Living Room cleverly located at the front. Imagine cozying up and relaxing next to the gas fireplace and built-in cabinetry with a good book. The nearby Kitchen features White Oak with large, long, island for extra seating and a separate pantry for extra storage. Here you'll also find higher end, stainless steel appliances including a built-in oven, microwave, dishwasher, gas cooktop and huge, commercial grade, fridge+freezer! The Dining Room features space to eat and entertain and a sliding patio door leads out to the rear deck - for extended seasonal living space. There's also a clever mudroom with storage space for all of your seasonal items, and a custom bench as well. Heading up to the 2nd floor, the stairs feature engineered hardwood and a glass railing, and you'll also find 3 spacious bedrooms and 2 elegant bathrooms. The Primary bedroom also includes a 5-pc ensuite spa bath with dual vanities, lavish soaker tub, stand up shower, a huge walk-in closet, and a balcony. The 2 other bedrooms, one with another beautiful walk-in closet, also share a common 3-pc bath. You'll also find located on the Laundry room with built-in sink and cabinetry here as well. On the 3rd floor you'll find more great living space in the Family Room with nearby balcony, and another bedroom with its own walk-in closet and a 3pc bath. The fully-developed Lower level has an additional bedroom, a den, a Rec room with wet bar and there's another 3-pc bath. Heading outside, you'll find the fenced backyard and room for

Spring/Summer BBQ's, along with the detached double garage. This property shows well and is close to so much!