

2611 35 Street SW  
Calgary, Alberta

MLS # A2281480



## \$1,399,000

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

This brand new detached infill in Killarney, by Moon Homes, offers a thoughtful balance of modern architecture and everyday functionality, with a layout designed to suit both daily living and entertaining. The main floor is planned to feel bright and open, with large windows bringing in natural light and a clean, timeless finish palette throughout. A welcoming foyer leads into a front dining area sized to comfortably accommodate larger gatherings, creating a natural place to host without sacrificing flow. At the centre of the home, the kitchen is designed to combine form and function. Full-height cabinetry, quartz countertops, a generous island, and dedicated pantry storage provide both visual appeal and practical workspace. A gas cooktop anchors the appliance package, while open sightlines connect the kitchen to the dining and rear living areas, keeping the layout cohesive and efficient. The rear living space is designed as a relaxed gathering area, centred around a contemporary fireplace feature with room for a full media setup. Oversized bi-parting patio doors are planned to open to the backyard, allowing the space to remain light-filled throughout the year. A discreet powder room is positioned off the staircase, while a side entry mudroom with built-in storage offers a functional transition from outdoors, keeping the main living areas uncluttered. Upstairs, the primary suite is planned as a private retreat at the front of the home. A vaulted ceiling enhances the sense of space, while the ensuite is designed to include a steam shower for a spa inspired experience. A walk-in closet provides ample storage without encroaching on the bedroom. Two additional bedrooms are designed with walk-in closets, offering flexibility for family, guests, or home office use. A modern four-piece bathroom and a conveniently located upperlevel laundry room complete the floor, supporting

efficient daily routines. The lower level is planned to offer flexible living space as needs evolve. A spacious family room is suited for entertainment or recreation, complemented by a glass-enclosed fitness area/GYM. A fourth bedroom with built-in shelving and a full bathroom provide additional accommodation, while storage and mechanical systems are thoughtfully consolidated to maximize usable space. Located in Killarney, this home offers convenient access to 17 Avenue SW for dining and amenities, nearby transit via the Westbrook LRT, and recreational options including neighbourhood parks, the Killarney Aquatic and Fitness Centre, and Shaganappi Golf Course. Please note: All images shown are architectural renderings and are intended for illustrative purposes only.