

\$1,185,000 - 2414 35 Street Sw, Calgary

MLS® #A2270777

\$1,185,000

4 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Experience contemporary luxury and thoughtful design in this beautifully crafted 2,800+ sq. ft. home — perfectly suited for today's discerning buyer. The open-concept main level features gleaming hardwood floors, a spacious chef's kitchen with custom cabinetry, granite countertops, and premium stainless steel appliances, flowing seamlessly into an inviting family room ideal for relaxing or entertaining.

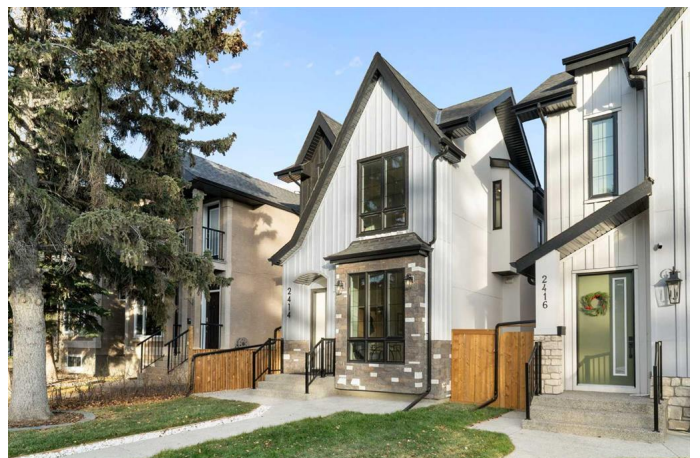
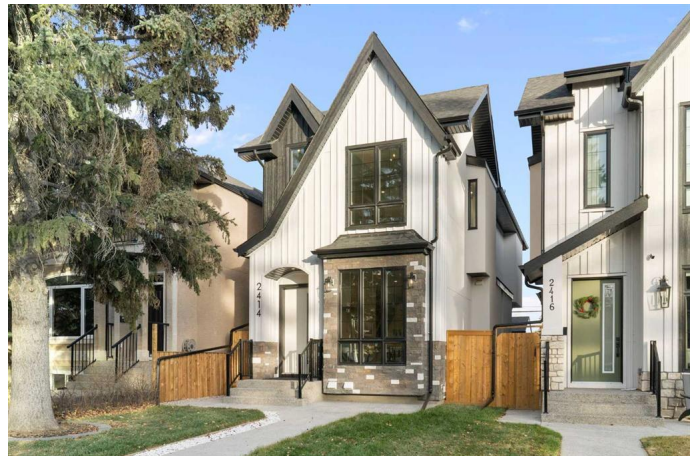
Upstairs, the primary retreat impresses with vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite with dual sinks, a freestanding tub, and a glass-enclosed shower. Two additional bedrooms, a stylish main bath, and convenient upper laundry complete this level.

The fully finished basement offers exceptional flexibility — featuring a bedroom, full kitchen, living area, and 4-piece bath — perfect for guests, extended family, or potential suite development (partition wall can be opened for a legal suite option or customized for open-plan living).

Combining sophistication, comfort, and versatility, this home delivers a truly elevated lifestyle with space for every stage of living.

Built in 2024

Essential Information



MLS® #	A2270777
Price	\$1,185,000
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	Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	1
Zoning	R-C2

Listing Details

Listing Office	Royal LePage Benchmark
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