

# \$1,199,900 - 2812 35 Street Sw, Calgary

MLS® #A2201712

**\$1,199,900**

5 Bedroom, 5.00 Bathroom, 2,431 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

A beautiful brand new 3 storey boasting over 3100sqft of living space in the heart of the Killarney featuring 5 bedrooms/4.5 bath with many upgrades including high ceilings, engineered hardwood, upgraded appliances and quartz countertops throughout. As you walk in you are greeted by a spacious foyer with closet, a 2pce bath, a gorgeous open floor plan with the living room conveniently located at the front with a gas fireplace and built-in cabinetry. White Oak and painted kitchen with island for extra seating and a pantry for extra storage. Upgraded Kitchen Aid appliance package includes a built-in oven, microwave, dishwasher, gas cooktop and huge fridge/freezer! The dining room is located at the back with a sliding patio door to the vinyl covered deck. The mudroom with ample storage space and a bench finishes off the main floor. The stairs to the second-floor feature engineered hardwood and glass railing. The second floor consists of 3 bedrooms and 2 bathrooms. One of the bedrooms is a primary bedroom with its own 5pce ensuite including dual vanities, soaker tub, stand up shower, toilet, a massive walk-in closet, and a balcony! The other 2 bedrooms, one with another beautiful walk-in closet, share a common 3pce bath. The laundry is also conveniently located on the second floor with a sink. The third floor has a family room with balcony, another bedroom with its own walk-in closet and a 3pce bathroom. The basement is fully developed with an additional bedroom,



den, rec room with wet bar and a 3pce bath. The fully fenced backyard provides privacy with landscaping to be completed in the Spring. This home also features a spacious detached garage.

Built in 2024

### Essential Information

MLS® #	A2201712
Price	\$1,199,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,431
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2812 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2Y5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking
-------------------	--

	Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 15th, 2025
Days on Market	34
Zoning	DC

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.