

\$949,500 - 2632 35 Street Sw, Calgary

MLS® #A2195631

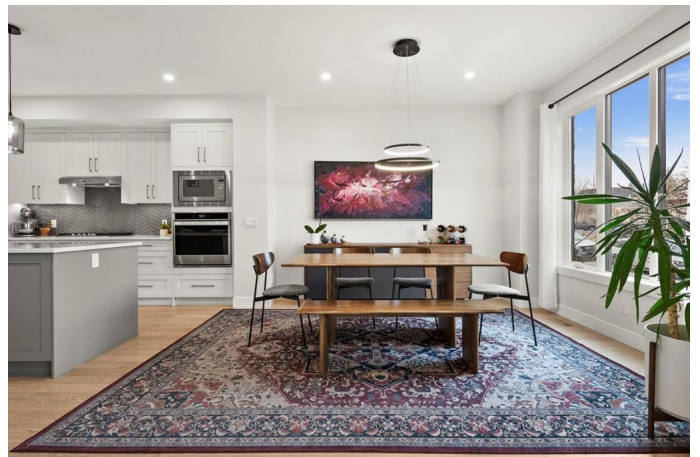
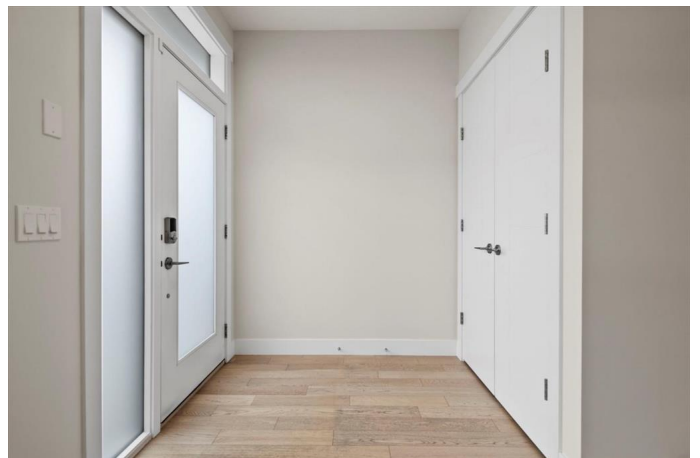
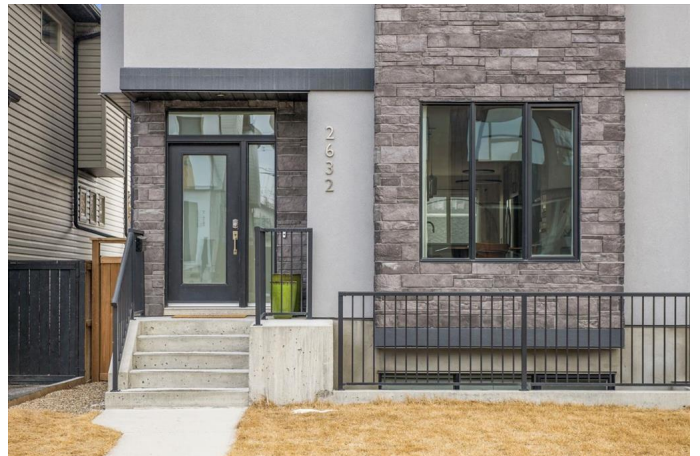
\$949,500

4 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Open House Cancelled Are you looking to live in desirable Killarney in a modern home? Do you like to entertain and yearn for open concept with natural light? If so, you are in luck! From the moment you walk in the door, you will be imagining friends gathered around the kitchen, family dinners, and kids playing in the backyard. This chef's kitchen has plentiful storage with a built-in coffee bar and ceiling height cabinetry. The two-tone cabinets are elevated by Silestone Calacatta Gold Quartz counters, chevron tiled backsplash and upgraded appliance package with built in oven and gas cooktop. The dining room accommodates a large table, and sideboard. Enjoy indoor/outdoor living as the living room offers sliding doors to the large deck, plus there is a convenient mudroom tucked in behind fireplace. 9 ft flat painted ceilings and warm hardwood compliment the main living area, and the powder room is tucked away off the lower stairs. Upstairs, the owner's suite is a wonderful balance of comfort and luxury. The bedroom is flanked by an impressive ensuite that features dual vanities, tiled glass shower and water closet, and a massive walk-in closet – there is even room for your cowboy hats! The laundry room is a bonus, and we are all grateful that it is not a tiny closet. No one has time for that in a home like this! Completing the top floor, two additional bedrooms and a generous 4-piece washroom. In the lower level you will note the large windows and high ceilings. Here, you



have both a family room, and an office space with storage closet alongside a convenient wet bar with beverage fridge. You will also find a well-equipped guest room with dual closets, right next to the third full bathroom. Stay toasty in the winter here thanks to in slab hydronic heating running through the basement. This home has a myriad of additional upgrades, such as: solid core doors, ICF party wall, 200amp electrical, rough in for a hot tub, and is pre-wired for security and audio. The backyard offers both raised deck, and grass thanks to the 120â€™™ depth, leading out to the double garage. This home is certainly worth coming to see, and the new owners will love it just as the current ones have. Book a showing with your trusted agent before She Gonâ€™™.

Built in 2017

Essential Information

MLS® #	A2195631
Price	\$949,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,972
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2632 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 2Y2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	6
Zoning	H-GO

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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