



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2810 35 Street SW
Calgary, Alberta

MLS # A2273397



\$945,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,469 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Priced to Sell!! Discover modern luxury in this 5 bedroom + 4.5 baths, semi-detached home boasting 2,468 sq. ft. across three levels, plus a fully developed 868 sq. ft. lower level. The main floor features an elegant central Kitchen with long island, elegant two-tone cabinetry, gorgeous countertops, custom covered hoodfan, black accents, and upscale stainless steel appliances including a commercial grade fridge! This Kitchen layout is ideal for entertaining; complete with a convenient walk-in pantry with a countertop, shelves and drawers that makes organizing a breeze! White oak engineered hardwood flooring flows throughout, complementing high ceilings on the Main and Lower levels. The 2nd level features a spacious Primary bedroom with an impressive walk-in closet, luxurious 5 piece ensuite with deep pedestal soaker tub, over-sized shower, separate water closet and dual vanity with culture marble countertop. It also has its own private West-facing deck! There are also two more bedrooms, a 3-piece bathroom and an oversized laundry area with an impressive amount of countertop space, laundry sink and cabinetry. The 3rd floor bonus area has a very spacious living area, a large bedroom with an impressive walk-in closet, 3-piece bathroom and an additional walk-in closet. This floor also has an AMAZING outdoor living space that could easily fit a sectional, fire-table and dining set to enjoy those warm starry Calgary evenings! The lower let has another bedroom, a den, study nook, 3-piece bathroom, and a games/recreation/media area with a wet bar. Outdoor living with three decks adds so many living options. The property also has a private backyard with double detached garage and new fencing on both sides of the property. With impeccable design, ample space, and a prime, tree-lined, inner city southwest location in Killarney - just steps away from schools, parks,

pathways and other conveniences, this home and location is a true gem!