



GRASSROOTS
REALTY GROUP

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2835 35 Street SW
Calgary, Alberta

MLS # A2282291



\$865,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,908 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Urban living at its finest. This custom-built contemporary home in the heart of Killarney offers over 2600 sq ft of impeccably designed, fully developed living space, thoughtfully upgraded from top to bottom. Featuring a sunny west-facing backyard, in-floor heating, and central air conditioning, this home blends luxury with everyday comfort. The open-concept main level is flooded with natural light, highlighted by expansive windows, soaring 9' flat painted ceilings on every floor, and an abundance of pot lights. The gourmet kitchen is a chef's dream, showcasing quartz countertops throughout, a massive island, loads of drawer storage, sleek custom cabinetry, stainless steel appliances, and a gas range—perfect for both entertaining and daily living. On one side the spacious dining area and the other a cozy yet sophisticated living room, anchored by a striking gas fireplace with custom built-ins. A separate mudroom and stylish powder room complete the main floor. Upstairs, the primary retreat is a true sanctuary, spacious enough for a king-sized bed and featuring a boutique-hotel-inspired ensuite with double vanities, a soaker tub, an oversized glass steam shower, in-floor heating and a custom walk-in closet with built-in organizers. Two additional generously sized bedrooms—one with a custom built-in desk—are complemented by a beautifully appointed full bathroom and convenient upper-floor laundry. The fully finished lower level expands your living space with an additional bedroom and full bathroom, plus a large family room complete with a wet bar, beverage fridge, custom entertainment unit, and room for a home gym, movie nights, or hosting guests. In-floor heating ensures year-round comfort. Superior finishes throughout include stunning wide-plank hardwood flooring, while thoughtful upgrades such as a home audio

system with built-in speakers and irrigation add everyday ease. The double detached garage features 10' ceilings for extra storage potential and an 8' high door for easy access. Designed for effortless indoor-outdoor living, the home opens to a private, low-maintenance fenced backyard—ideal for BBQs, lounging, or dining al fresco on the concrete patio through expansive glass patio doors. Perfectly situated in desirable Killarney, just steps from Holy Name School, one block from a green space and park, and minutes to trendy cafés, boutique shopping, downtown, and the C-Train. This is the ultimate executive home for those seeking luxury, style, and a truly effortless urban lifestyle.