



2808 35 Street SW
Calgary, Alberta

MLS # A2287781



\$824,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,256 sq.ft.	Age:	1955 (71 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: Basement Refrigerator and Stove

Opportunity Awaits! Situated on a desirable tree-lined street in the community of Killarney - one of Calgary's most vibrant and evolving inner-city neighbourhoods - this impressive property offers exceptional versatility. Ideal for families seeking space and comfort or buyers looking to secure a lot with future redevelopment potential. This well-cared-for, single-family detached home offers 1,256 sq. ft. on the main level. A bright foyer with French doors opens to the spacious living and formal dining area. Original hardwood floors add to the warmth and character. The main floor features three generous bedrooms and an updated bathroom. The thoughtfully designed kitchen showcases attractive cabinetry, quartz countertops, convenient pull-outs, and a cozy breakfast nook overlooking the private, fully fenced backyard. Mature landscaping creates a peaceful outdoor retreat, highlighted by a beautiful Larch tree that turns a stunning golden color each fall. The fully developed basement expands your living space - ideal for multigenerational living or a home office setup. It includes three additional bedrooms, a full bathroom, a comfortable family room with a freestanding gas fireplace (remote controlled), a second Kitchen, and ample storage throughout. Numerous updates over the years include all-weather windows, custom blinds, shingles (2015), and a double detached garage (built 2018 with permit). Enjoy the unbeatable convenience of Killarney - just minutes to downtown, close to schools, parks, shopping, transit, and major roadways. Move in and enjoy, invest and hold, or plan for future development - this property offers immediate livability and long-term potential in one of Calgary's most desirable inner-city communities. An excellent opportunity!