

2825 35 Street SW
Calgary, Alberta

MLS # A2305226



\$975,000

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|------------------|---|---------------|-------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,928 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Slate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Stone, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

Tucked away on a quiet, tree-lined street in Killarney, this beautifully crafted infill makes an immediate impression with its professionally designed front landscaping. Mature trees, layered shrubs, and intentional greenery create a rare sense of privacy and presence, setting this home distinctly apart from others on the street. In the backyard, a west-facing, low-maintenance outdoor space offers the perfect extension of the home, ideal for long summer evenings and effortless outdoor living. Inside, refined finishes and thoughtful design carry throughout. Wide plank white oak engineered hardwood, custom built-ins, stone gas fireplace, and a fully integrated sound system set a polished tone. The main floor offers an open, functional layout, anchored by a beautifully designed kitchen with Jenn-Air appliances. A spacious dining area framed by a large picture window enhances the sense of space, while the living room features a custom stone gas fireplace and tailored built-in cabinetry. A well-finished powder room completes the level. Upstairs, the primary retreat is the true standout of the home. Generously scaled and thoughtfully designed, it opens into a spa-inspired ensuite finished in timeless marble, creating a calm, elevated experience. A glass shower, deep soaker tub, dual vanities, heated floors, and subtle under-cabinet lighting combine to deliver a space that feels more like a boutique hotel than a private residence. Upper-floor laundry, a 3-piece bathroom, and two additional bedrooms complete this level. The lower level extends the living space with a fourth bedroom, a full bathroom with custom feature details, and a generous entertaining area complete with a built-in bar. Additional highlights include central air conditioning, interior/exterior speaker system, plush silk carpeting, a detached garage, and professionally designed low-maintenance landscaping that continues the

home's elevated feel from front to back. Ideally situated, this home offers exceptional walkability to parks, the Killarney Aquatic & Recreation Centre, local cafés, and favourites like Luke's Drug Mart. You're minutes from downtown, with quick access to Mount Royal University and the Westbrook C-Train Station. With its strong community character and ongoing redevelopment, Killarney continues to stand out as one of Calgary's most sought-after inner-city neighbourhoods.