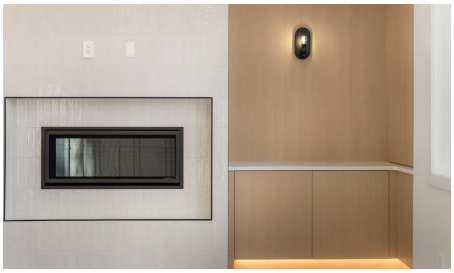
2216 35 Street SW

Calgary | Active | MLS® A2353495

$1,119,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,937.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

This fantastic new build is located on a coveted street in Killarney, offering Scandinavian-inspired design, three bedrooms, and an extended basement with a two-bedroom legal suite. A front foyer with a built-in bench and custom millwork welcomes you inside, opening into a spacious living room with large windows, a contemporary fireplace, and warm wood finishes beneath 10-foot ceilings. Nearby, a concealed door keeps the powder room discreetly tucked away. At the centre of the main floor, the kitchen brings everyone together around an oversized island with seating and plenty of preparation space. Full-height custom cabinetry, quartz countertops, stainless steel appliances, a built-in pantry, and a dedicated coffee station keep the space organized and functional. Beyond the kitchen, the rear dining area features a custom buffet with fluted-glass cabinetry and illuminated display shelving. Sliding doors connect directly to the deck and backyard, making outdoor meals and entertaining easy. An adjacent mudroom includes bench seating, built-in storage, and a walk-in closet for coats and seasonal essentials. Upstairs, the primary bedroom occupies the front of the home, featuring a vaulted ceiling, walk-in closet, and a private west-facing balcony and a beautiful ensuite offering everything you need. A separate laundry room sits conveniently along the hallway, followed by two rear bedrooms with their own closets and a shared four-piece bathroom. The extended basement provides a generous footprint for the two-bedroom legal suite, with herringbone flooring and a spacious living and dining area. Its kitchen features quartz countertops and an island with seating, while two bedrooms are tucked away from the main gathering space. A four-piece bathroom and independent laundry complete the basement, offering flexibility for extended family or rental use. Walk to Shaganappi LRT, neighbourhood parks, schools, local amenities, and the Killarney Aquatic Centre, with convenient access to downtown and major routes. Call today to book a private tour.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353495
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1

Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,937.39 sq. ft.
Main Level Finished Area:	922.29 sq. ft.
Upper Level Finished Area:	1,015.09 sq. ft.
Below Grade Finished Area:	1,121.99 sq. ft.
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3310AJ
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Wood Frame

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 17'1" × 14'11" ·
Main Floor	Kitchen · 19'8" × 15' ·
Main Floor	Dining Room · 14'3" × 8'8" ·
2nd Floor	Bedroom - Primary · 20' × 12'2" ·
2nd Floor	Bedroom · 15'4" × 9'11" ·
2nd Floor	Bedroom · 11'3" × 10'9" ·
Basement	Game Room · 23'10" × 18'8" ·

Basement	Kitchen · 14'9" × 11'5" ·
Basement	Furnace/Utility Room · 7'1" × 5'11" ·
Basement	Bedroom · 12'5" × 8'10" ·
Basement	Bedroom · 12'5" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2216-35-street-sw-calgary-a2353495/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.