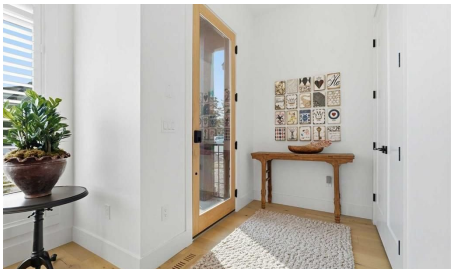
2609 35 Street SW

Calgary | Active | MLS® A2354715

$1,165,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2023**	**1,922.98 sq. ft.**

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Listed by CIR Realty

A closer look

Exceptional design, quality craftsmanship, and thoughtful upgrades come together in this beautifully finished home. From the striking Hardie Board and red brick exterior to the bright, sophisticated interior, every detail has been carefully considered. Step inside to an impressive open-concept main floor featuring soaring 10’ ceilings, wide-plank 7” white oak engineered hardwood flooring, designer lighting, and an abundance of natural light. The front dining area provides an elegant yet comfortable setting for hosting family and friends. At the heart of the home is the show-stopping chef’s kitchen, combining high-end finishes with everyday functionality. Featuring premium Fisher & Paykel appliances including a gas range, custom cabinetry, soft-close doors and drawers, quartz countertops, a custom-built hood fan, and integrated speakers, this kitchen was designed to impress. The adjoining living room offers a warm and inviting atmosphere centred around a sleek contemporary fireplace. Large glass doors extend the living space outdoors to an impressive 11’ x 21’ concrete patio complete with a gas line for effortless summer BBQs and entertaining. A spacious mudroom and stylish powder room complete the main level. Upstairs, the beautiful white oak railing and black iron detailing lead to a thoughtfully designed second floor. The primary retreat feels like a private escape with dramatic vaulted ceilings, an oversized walk-in closet, and a spa-inspired ensuite featuring heated floors, dual sinks, a deep soaker tub, separate shower, and built-in speakers. Two additional bedrooms are both generously sized and filled with natural light, while the large 5-piece main bathroom with dual sinks makes busy mornings a little easier. A conveniently located upper-floor laundry room with its own sink completes this level. The professionally finished basement continues the same attention to detail and provides outstanding additional living space. A massive recreation room is perfect for movie nights, games, or entertaining, while the wet bar keeps refreshments close at hand. A fourth bedroom with a walk-in closet and an additional 4-piece bathroom make this level ideal for guests, teenagers, or extended family. Outside, enjoy sunny west-facing afternoons and evenings from the expansive concrete patio while kids and pets take advantage of the fully landscaped yard. An oversized double detached garage is both insulated and drywalled, providing excellent parking, storage, and workspace.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354715
Bedrooms	4
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,922.98 sq. ft.
Main Level Finished Area:	919.43 sq. ft.
Upper Level Finished Area:	1,003.55 sq. ft.
Below Grade Finished Area:	843.56 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	4367X
Heating:	High Efficiency, In Floor
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Stone
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	None
Restrictions:	See Remarks
Main Floor	Dining Room · 12'10" × 11'7" ·
Main Floor	Kitchen · 18'4" × 15'9" ·
Main Floor	Living Room · 15'2" × 14'6" ·
Main Floor	Mud Room · 8'3" × 7'4" ·

Upper Level	Bedroom · 11'4" × 9'10" ·
Upper Level	Bedroom · 11'5" × 9'7" ·
Upper Level	Laundry · 8'3" × 5'6" ·
Upper Level	Bedroom - Primary · 13'3" × 13' ·
Upper Level	Walk-In Closet · 11'2" × 8'5" ·
Basement	Other · 6'4" × 2'4" ·
Basement	Bedroom · 11'10" × 10'6" ·
Basement	Game Room · 31'9" × 14'11" ·
Basement	Furnace/Utility Room · 19'6" × 5'9" ·
Basement	Walk-In Closet · 7' × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2609-35-street-sw-calgary-a2354715/

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