2613 35 Street SW

Calgary | Active | MLS® A2353133

$1,349,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,952 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

BRAND NEW DETACHED INFILL IN KILLARNEY BY MOON HOMES! Featuring an EXTENDED BASEMENT, PRIVATE BASEMENT SAUNA, CENTRAL A/C, and a FULLY FINISHED GARAGE WITH EPOXY FLOORING! Offering 2,900 sq. ft. of thoughtfully designed living space, this exceptional home combines modern luxury with everyday functionality. Buyers also have the rare opportunity to personalize select finishes and design elements while working directly with the builder.

The bright and open main floor showcases expansive windows that fill the home with natural light. A welcoming foyer leads to a spacious front dining area, perfect for hosting family and friends. At the heart of the home, the designer kitchen features full-height cabinetry, quartz countertops, a large island, generous pantry storage, and a premium gas cooktop. Open sightlines connect the kitchen to the dining area and rear living room, creating an effortless flow for everyday living and entertaining.

The rear living room is centred around a contemporary fireplace feature with ample space for a full media setup. Oversized bi-parting patio doors open to the backyard, seamlessly connecting indoor and outdoor living. A discreet powder room is tucked beside the staircase, while a practical side-entry mudroom with built-in storage adds everyday convenience. Additional highlights include CENTRAL AIR CONDITIONING and a FINISHED GARAGE COMPLETE WITH EPOXY FLOORING.

Upstairs, the primary suite serves as a private retreat with a stunning vaulted ceiling, spacious walk-in closet, and spa-inspired ensuite featuring a steam shower. Two additional bedrooms each include walk-in closets, offering flexibility for family, guests, or a home office. A modern four-piece bathroom and conveniently located upper-level laundry room complete the second floor.

The EXTENDED BASEMENT takes this home to another level, offering additional functional living space designed for relaxation, fitness, and entertainment. This beautifully planned lower level features a spacious family room, Full wet bar, and a PRIVATE SAUNA creating the ultimate at-home wellness retreat. A fourth bedroom with built-in shelving and a full bathroom provide comfortable accommodations for guests or extended family. The extended layout maximizes usable living space while maintaining dedicated storage and mechanical areas.

Situated in the heart of Killarney, this exceptional home offers convenient access to 17 Avenue SW, Westbrook LRT Station, neighbourhood parks, the Killarney Aquatic & Recreation Centre, and Shaganappi Golf Course. With its EXTENDED BASEMENT, PRIVATE SAUNA, INCLUDED A/C, FINISHED EPOXY GARAGE, and the opportunity to customize select finishes, this is a rare opportunity to own a beautifully crafted new home in one of Calgary's most desirable inner-city communities.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2353133
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,952 sq. ft.
Below Grade Finished Area:	945 sq. ft.
Acreage:	No
Lot Area:	3,750 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer
Inclusions:	A/C UNIT, SAUNA HEATER

Restrictions:	None Known
Main Floor	Dining Room · 11'3" × 10'4" ·
Main Floor	Foyer · 8' × 5'8" ·
Main Floor	Kitchen · 26'11" × 17'9" ·
Main Floor	Living Room · 15'11" × 14'4" ·
2nd Floor	Bedroom · 12'3" × 9'7" ·
2nd Floor	Bedroom · 12'3" × 9'8" ·
2nd Floor	Laundry · 7'8" × 6'4" ·
2nd Floor	Bedroom - Primary · 23'4" × 16' ·
2nd Floor	Walk-In Closet · 8'10" × 5'10" ·
Basement	Bedroom · 14'8" × 13'9" ·
Basement	Game Room · 26'9" × 14'7" ·
Basement	Furnace/Utility Room · 11' × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2613-35-street-sw-calgary-a2353133/

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