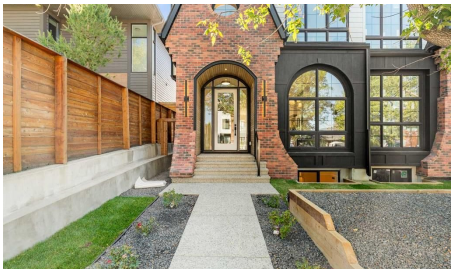
2813 35 Street SW

Calgary | Active | MLS® A2355411

$1,195,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**1,968 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

Welcome to this beautifully crafted custom home by Looma Homes, where thoughtful design, high-end finishes, and exceptional attention to detail come together. The main floor features a beautifully designed living room centered around a stunning gas fireplace, creating a warm and inviting space for relaxing and entertaining. The spacious layout also includes a dedicated home office, elegant living spaces, custom white oak cabinetry and millwork, and a beautifully finished powder room. The chef-inspired kitchen is equipped with premium JennAir appliances, complemented by a high-end lighting package and carefully selected finishes throughout. Upstairs, you'll find three bedrooms, including two primary-style bedrooms. The main primary retreat offers soaring ceilings, oversized windows, heated flooring, and a luxurious ensuite complete with a sauna integrated into the shower. The upper level also features a convenient laundry room and a stylish mini bar, perfect for relaxing. The fully developed basement adds even more living space with a bedroom, full bathroom, gym, custom bar, and beautiful built-in TV feature wall-creating the perfect space for movie nights, guests, and entertaining. Outside, the home makes a lasting first impression with a sophisticated combination of James Hardie siding and brick. At the same time, the spacious backyard and patio provide plenty of room for outdoor gatherings and family enjoyment. Every detail has been carefully considered, from the high-end finish package and lighting selections to the custom kitchen and millwork. Ideally located within walking distance of multiple schools and close to shopping centres, amenities, and major transportation routes, this home offers both exceptional style and everyday convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355411
Bedrooms	4
Bathrooms	5
Year Built	2026
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:	1,968 sq. ft.
Main Level Finished Area:	916 sq. ft.
Upper Level Finished Area:	1,051 sq. ft.
Below Grade Finished Area:	872 sq. ft.
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	732GN
Heating:	Fireplace(s), Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	See Remarks
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:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 9'5" × 7'5" ·
Main Floor	Living Room · 14'8" × 14'8" ·
Main Floor	Dining Room · 10'7" × 9'11" ·
Main Floor	Kitchen · 18'9" × 15'9" ·
Main Floor	Office · 6'4" × 5'10" ·
Upper Level	Bedroom · 9'11" × 9'11" ·
2nd Floor	Bedroom - Primary · 20'8" × 12'3" ·
2nd Floor	Bedroom · 13'10" × 9'10" ·

Basement	Bedroom · 13'9" × 9'11" ·
Basement	Game Room · 19'6" × 19' ·
Basement	Den · 10'7" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Built-in Features, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC-2
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2813-35-street-sw-calgary-a2355411/

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

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