



## 2414 35 Street Calgary Alberta

\$1,299,851

Welcome to this exquisite modern home, boasting a sleek, stylish exterior and contemporary urban charm. With over 2,800 sq ft of carefully designed living space, this home combines a generous floorplan with outdoor areas that are a true rarity for its size. Upon entering, you'll be welcomed by gleaming hardwood floors that flow seamlessly throughout the main level, leading to a bright and open living space. The kitchen is a culinary haven, outfitted with custom cabinetry, granite countertops, and a premium stainless steel appliance package. Connected to the kitchen is a cozy yet spacious family room, perfect for hosting gatherings or relaxing with loved ones. The upper floor offers a serene master retreat, complete with vaulted ceilings, a spacious walk-in closet, and an indulgent 5-piece ensuite featuring dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a convenient laundry room, and a beautifully appointed 4-piece bathroom complete this level. The fully finished basement offers even more versatility, including a large bedroom with ample closet space, a fully equipped kitchen, and a comfortable living/dining area—perfect for a nanny or in-law suite. A 4-piece bathroom adds to the functionality of this level. A legal basement suite further enhances the home's appeal, providing an excellent option for rental income or multi-generational living. Located just moments from downtown, shopping, and Rocky View Hospital, this property also offers easy access to public transit, top schools, universities, and more. Its prime location and thoughtful design make it ideal for any lifestyle. (id:6769)

Primary Bedroom 3.94 M x 3.05 M

Bedroom 4.04 M x 2.44 M

Bedroom 3.89 M x 2.44 M

4pc Bathroom 1.52 M x 2.44 M

5pc Bathroom 3.81 M x 2.29 M

Other 2.44 M x 1.88 M

4pc Bathroom 1.52 M x 2.44 M

Bedroom 3.25 M x 2.74 M

Dining room 4.88 M x 4.27 M

Living room 4.72 M x 3.20 M

Kitchen 6.40 M x 5.69 M

Other 1.62 M x 1.62 M

2pc Bathroom 1.68 M x 1.58 M

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca