



2008 35 Street Calgary Alberta

\$1,199,000

This is your opportunity to own a brand-new, luxurious SEMI-DETACHED INFILL with a 2-BEDROOM LEGAL BASEMENT SUITE (subject to final approval by the city) in peaceful & highly sought-after KILLARNEY! The open concept layout of this 2-storey, 1,863 sq ft modern home is perfect for growing families or those looking for a great REVENUE opportunity. With a rare EXTENDED BASEMENT that provides an additional 200sqft more than your typical infill on the lower level this home gives you more space & higher potential rental income. When you're looking for an inner-city home in Calgary, the community of Killarney is almost always on the search list! With quiet, tree-lined streets your kids can walk to school on and inner-city amenities a short drive (if not a walk) away, it's the perfect place to raise a family. This ideal home is two blocks from convenient shopping and amenities at the Westbrook Mall, which means you're only two blocks away from the Westbrook C-Train Station! There are lots of little shops and restaurants along 17th Ave, only one block away, with Edworthy Park, the Shaganappi Golf Course, and the Killarney Aquatic and Rec Centre all within arms reach as well. At home during the day, work in the bright private office with a barn door entrance and built-in desk on the main floor. Then, when it's time for dinner, the family can spread out in the spacious kitchen with large island with bar seating. Enjoy ceiling-height cabinets, quartz countertops, and a full-height tile backsplash that is sure to suit your style. A full-wall built-in pantry lines one side of the spacious dining room, providing ample storage space alongside the upper cabinets and lower drawers. The bright living room is a welcoming hub, with direct access to the back deck through large sliding glass doors with a built-in gas fireplace and cabinetry. The rear mudroom features a bench and built-in...

Bedroom 13.08 Ft x 11.00 Ft

Bedroom 10.42 Ft x 10.33 Ft

Kitchen 8.75 Ft x 8.00 Ft

Living room 21.67 Ft x 13.08 Ft

Laundry room 5.42 Ft x 5.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Office 6.50 Ft x 5.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.00 Ft x 13.17 Ft

Other 8.83 Ft x 6.67 Ft

Bedroom 12.67 Ft x 11.50 Ft

Bedroom 11.50 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 14.75 Ft x 14.50 Ft

Kitchen 14.00 Ft x 9.00 Ft

Dining room 13.08 Ft x 10.00 Ft

Laundry room 8.83 Ft x 5.58 Ft

5pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft