



2216 35 Street Calgary Alberta

\$1,275,000

This architecturally striking semi-detached infill in Killarney is a refined expression of modern Scandinavian design, thoughtfully layered with mid-century modern elements. Clean lines, warm wood tones, minimalist detailing, and intentional functionality come together in a home that feels both sophisticated and welcoming. With three fully finished levels and an RARE EXTENDED BASEMENT featuring a legal 2-bedroom suite, this residence offers elevated design, smart versatility, and exceptional income potential in one of Calgary's most desirable inner-city communities. Step inside to a bright, airy foyer where clean millwork and a built-in bench create an organized and understated welcome. A discreet, hidden door conceals the powder room, maintaining the seamless, minimalist aesthetic that defines the main floor. The open-concept layout is enhanced by 10-foot ceilings, oversized windows, and warm natural finishes that reflect Scandinavian simplicity while mid-century inspired lighting and architectural detailing add depth and character. The living room is anchored by a sleek fireplace and flows effortlessly into the kitchen -- a space designed as beautifully as it performs. Quartz countertops, full-height custom cabinetry, a built-in pantry & coffee station, and stainless steel appliances offer both style and functionality. The oversized island invites gathering & connection. The dining area is a standout architectural feature, complete with a built-in decorative buffet showcasing full-length shelving with integrated lighting & elegant fluted glass cabinetry. This thoughtfully designed focal point adds warmth, texture, and curated display space while enhancing the home's cohesive Scandinavian aesthetic. Expansive sliding doors open from the dining space, seamlessly extending the living area onto the rear deck and backyard -- creating effortless indoor-outdoor flow ideal ...

Living room 15.58 Ft x 11.58 Ft

Kitchen 17.17 Ft x 14.67 Ft

Dining room 14.25 Ft x 10.33 Ft

Other 6.58 Ft x 10.00 Ft

2pc Bathroom 6.83 Ft x 5.08 Ft

Primary Bedroom 13.83 Ft x 12.17 Ft

Laundry room 8.42 Ft x 5.33 Ft

4pc Bathroom 9.08 Ft x 4.83 Ft

5pc Bathroom 16.00 Ft x 8.83 Ft

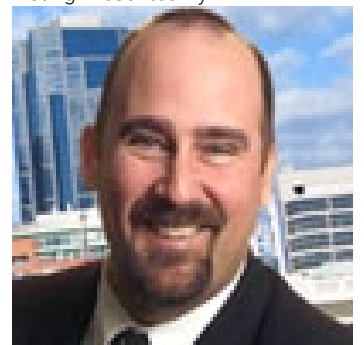
Bedroom 11.25 Ft x 8.67 Ft

Bedroom 9.83 Ft x 9.33 Ft

Kitchen 16.25 Ft x 8.42 Ft

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Listing Presented By:



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Bedroom 11.17 Ft x 10.67 Ft

Bedroom 10.67 Ft x 9.92 Ft

Other 8.33 Ft x 6.58 Ft

Recreational, Games room 18.42 Ft x 16.75 Ft

Laundry room 5.92 Ft x 3.92 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft