

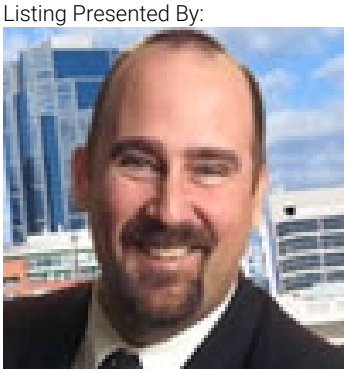
2216 35 Street Calgary Alberta

$1,149,900

This fantastic new build is located on a coveted street in Killarney, offering Scandinavian-inspired design, three bedrooms, and an extended basement with a two-bedroom legal suite. A front foyer with a built-in bench and custom millwork welcomes you inside, opening into a spacious living room with large windows, a contemporary fireplace, and warm wood finishes beneath 10-foot ceilings. Nearby, a concealed door keeps the powder room discreetly tucked away. At the centre of the main floor, the kitchen brings everyone together around an oversized island with seating and plenty of preparation space. Full-height custom cabinetry, quartz countertops, stainless steel appliances, a built-in pantry, and a dedicated coffee station keep the space organized and functional. Beyond the kitchen, the rear dining area features a custom buffet with fluted-glass cabinetry and illuminated display shelving. Sliding doors connect directly to the deck and backyard, making outdoor meals and entertaining easy. An adjacent mudroom includes bench seating, built-in storage, and a walk-in closet for coats and seasonal essentials. Upstairs, the primary bedroom occupies the front of the home, featuring a vaulted ceiling, walk-in closet, and a private west-facing balcony and a beautiful ensuite offering everything you need. A separate laundry room sits conveniently along the hallway, followed by two rear bedrooms with their own closets and a shared four-piece bathroom. The extended basement provides a generous footprint for the two-bedroom legal suite, with herringbone flooring and a spacious living and dining area. Its kitchen features quartz countertops and an island with seating, while two bedrooms are tucked away from the main gathering space. A four-piece bathroom and independent laundry complete the basement, offering flexibility for extended family or rental use. Walk to Shaganappi LRT, n...

Primary Bedroom 20.00 Ft x 12.17 Ft
5pc Bathroom 16.08 Ft x 7.00 Ft
4pc Bathroom 4.92 Ft x 9.08 Ft
Bedroom 15.33 Ft x 9.92 Ft
Bedroom 10.75 Ft x 11.25 Ft
Recreational, Games room 23.83 Ft x 18.67 Ft
Furnace 7.08 Ft x 5.92 Ft
Bedroom 12.42 Ft x 8.83 Ft
Bedroom 12.42 Ft x 9.42 Ft
Living room 14.92 Ft x 17.08 Ft
2pc Bathroom 5.17 Ft x 6.92 Ft
Kitchen 19.67 Ft x 15.00 Ft

Listing Presented By:



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Century 21 Bravo Realty

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RE/MAX Realty Professionals

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Kitchen 11.42 Ft x 14.75 Ft

Dining room 8.67 Ft x 14.25 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft