



GRASSROOTS
REALTY GROUP

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2212 35 Street SW
Calgary, Alberta

MLS # A2296681



\$1,249,999

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,946 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Central, In Floor, Fireplace(s), Standard, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Concrete, Other, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Presenting 2212 35 Street SW — a meticulously crafted luxury residence in Killarney, featuring over 4 bedrooms, 4.5baths and almost 2750sq/ft of living space! This home makes an immediate statement with expansive floor-to-ceiling windows and a light-filled open-concept main floor that blends form and function effortlessly. A fully enclosed glass office adds a striking architectural feature, while the chef-inspired kitchen is anchored by a dramatic 12-foot quartz waterfall island and wrapped in rich white oak detailing throughout. Thoughtfully selected designer tile, gas fireplace, custom millwork, soft archways, and premium hardwood flooring create a cohesive, high-end aesthetic rarely seen at this level. The upper level is intentionally designed with every bedroom offering its own private ensuite — delivering both comfort and privacy. The primary suite is a true retreat, featuring soaring vaulted ceilings, oversized windows, and a spa-caliber ensuite complete with heated floors, a steam shower, dual vanities, and a custom coffee bar. Separate his-and-hers walk-in closets complete the experience. Secondary bedrooms are finished with tray ceilings. The fully developed basement featuring in-floor heating, a separate entrance, a glass-enclosed gym, wet bar, full bedroom, and bathroom — perfectly suited for entertaining, extended family, or flexible living. Positioned in one of Calgary’s most sought-after inner-city communities, Killarney offers seamless access to downtown, premier schools, parks, and lifestyle amenities.