



GRASSROOTS
REALTY GROUP

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2012 35 Street SW
Calgary, Alberta

MLS # A2304128



\$1,274,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,984 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE SATURDAY MAY 02, 2026 FROM 12.00 TO 3.00 PM , Elegantly crafted and custom-built by Multi Award-Winning Builder Edge Luxury Homes, This exceptional infill residence seamlessly blends elevated design with everyday comfort. Fully finished, professionally landscaped, fenced, and truly move-in ready, this home impresses from the moment you arrive. Step inside to soaring 10-foot ceilings, expansive floor-to-ceiling windows, rich hardwood flooring, and a thoughtfully designed layout that perfectly balances style and functionality. A dedicated main-floor office or den provides an ideal space for remote work or quiet study. The open-concept living area is designed for both relaxation and entertaining. At the heart of the home is a chef-inspired kitchen featuring white oak custom cabinetry, sleek quartz countertops, a stunning waterfall island, premium stainless steel appliances, and elegant glass-front feature cabinets. The adjoining dining area, complemented by a butler's pantry, is perfectly suited for hosting memorable gatherings. The spacious living room is anchored by full-height rear glass doors, flooding the space with natural light and creating a seamless indoor-outdoor connection. Upstairs, the vaulted primary suite offers a luxurious retreat, complete with a large walk-in closet and a spa-inspired ensuite featuring dual vanities, a freestanding soaker tub, an oversized walk-in shower with steamer rough-in, and heated tile floors. All upper bedrooms feature their own private ensuite bathrooms, offering unmatched comfort and privacy. A cozy bonus room with a skylight is perfect for movie nights, while a convenient laundry room with built-in cabinetry and a sink adds everyday ease. The extended, fully legal lower-level suite offers outstanding versatility, featuring approximately 1236 sq ft of developed space, three

bedrooms, two full bathrooms, a private side entrance, a full kitchen, durable luxury vinyl plank flooring, and a separate laundry area—ideal for extended family, guests, or strong rental income potential. Outside, the fully fenced and professionally landscaped backyard is perfect for summer evenings and weekend entertaining, highlighted by an oversized rear deck designed for outdoor dining. A double detached garage adds convenience and completes this exceptional property. Located in the highly sought-after community of Killarney, this home offers timeless design, modern functionality, and prime inner-city living—a rare opportunity to experience luxury, flexibility, and comfort at its finest.