



2613 35 Street SW
Calgary, Alberta

MLS # A2306080



\$1,399,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: N/A

RIGHT SIDE NOW SOLD. LEFT SIDE STILL AVAILABLE! This brand new detached infill in Killarney, by Moon Homes, offers 2,979 sq ft of total living space, with the opportunity to still work with the builder to select finishes and personalize key design elements. Thoughtfully designed to balance modern architecture with everyday functionality, the layout is ideal for both daily living and entertaining. The main floor is planned to feel bright and open, with large windows bringing in natural light and a clean, timeless finish palette throughout. A welcoming foyer leads into a front dining area sized to comfortably accommodate larger gatherings, creating a natural place to host without sacrificing flow. At the centre of the home, the kitchen is designed to combine form and function. Full-height cabinetry, quartz countertops, a generous island, and dedicated pantry storage provide both visual appeal and practical workspace. A gas cooktop anchors the appliance package, while open sightlines connect the kitchen to the dining and rear living areas, keeping the layout cohesive and efficient. The rear living space is designed as a relaxed gathering area, centred around a contemporary fireplace feature with room for a full media setup. Oversized bi-parting patio doors are planned to open to the backyard, allowing the space to remain light-filled throughout the year. A discreet powder room is positioned off the staircase, while a side entry mudroom with built-in storage offers a functional transition from outdoors, keeping the main living areas uncluttered. Upstairs, the primary suite is planned as a private retreat at the front of the home. A vaulted ceiling enhances the sense of space, while the ensuite is designed to include a steam shower for a spa-inspired experience. A walk-in closet provides ample storage without encroaching on the bedroom. Two additional bedrooms are designed with

walk-in closets, offering flexibility for family, guests, or home office use. A modern four-piece bathroom and a conveniently located upper-level laundry room complete the floor, supporting efficient daily routines. The lower level is planned to offer flexible living space as needs evolve. A spacious family room is suited for entertainment or recreation, complemented by a glass-enclosed fitness area/gym. A fourth bedroom with built-in shelving and a full bathroom provide additional accommodation, while storage and mechanical systems are thoughtfully consolidated to maximize usable space. Located in Killarney, this home offers convenient access to 17 Avenue SW for dining and amenities, nearby transit via the Westbrook LRT, and recreational options including neighbourhood parks, the Killarney Aquatic and Fitness Centre, and Shaganappi Golf Course. Please note: All images shown are architectural renderings and are intended for illustrative purposes only. Images are from a similar previously completed property and are provided solely to showcase the quality of construction and anticipated finish