



**GRASSROOTS**  
REALTY GROUP

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2218 35 Street SW  
Calgary, Alberta

MLS # A2338971



**\$1,175,000**

|           |                                                                       |        |                  |
|-----------|-----------------------------------------------------------------------|--------|------------------|
| Division: | Killarney/Glengarry                                                   |        |                  |
| Type:     | Residential/Duplex                                                    |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                       |        |                  |
| Size:     | 1,922 sq.ft.                                                          | Age:   | 2026 (0 yrs old) |
| Beds:     | 5                                                                     | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                                                |        |                  |
| Lot Size: | 0.07 Acre                                                             |        |                  |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No |        |                  |

|             |                                                                                                   |            |      |
|-------------|---------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                           | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Vinyl Plank                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                   | Condo Fee: | -    |
| Basement:   | Full                                                                                              | LLD:       | -    |
| Exterior:   | Brick, Cement Fiber Board, Wood Frame                                                             | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                   | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks |            |      |

Inclusions: N/A

**EXCEPTIONAL QUALITY | BRAND NEW BUILD | LEGAL 2-BEDROOM BASEMENT SUITE** Welcome to Killarney! This brand new, thoughtfully designed home offers nearly 3,000 SQFT of total living space, 5 bedrooms, and 3.5 bathrooms, combining elevated finishes with exceptional functionality. The main floor features 10-ft ceilings, extensive custom millwork and built-ins, custom cabinetry, quartz countertops, high-end stainless steel appliances, and a spacious open-concept layout with a large rear deck—perfect for entertaining. Upstairs offers 3 bedrooms and 2 full bathrooms, including a stunning primary retreat with a west-facing balcony and spa-inspired ensuite featuring dual sinks, a soaker tub, and steam shower. The fully developed lower level includes a legal 2-bedroom suite with full kitchen/wet bar, quartz countertops, stainless steel appliances, separate laundry, full bathroom, and large windows bringing in an abundance of natural light. A double detached garage, fully insulated and drywalled, completes the property. Ideally located close to schools, parks, shops, public transit, and all the amenities Killarney has to offer. Brand new, exceptional quality, and income-producing potential—this one is not to be missed!