

# \$1,399,998 - 2611 35 Street Sw, Calgary

MLS® #A2248051

**\$1,399,998**

3 Bedroom, 4.00 Bathroom, 1,962 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This brand-new DETACHED INFILL in KILLARNEY pairs modern architecture with real-life function, traits you've grown to expect from Moon Homes! Light pours in through large windows, finishes are clean and timeless, and the floorplan keeps everyday living simple.

Step into a welcoming foyer and a front dining space that fits a long table for gatherings. The centerpiece kitchen is where form meets function: upscale wall panelling, a generous island with QUARTZ counters, FULL-HEIGHT CABINETRY, a BUILT-IN PANTRY for the bulk items and small appliances, and a sleek appliance package anchored by a GAS COOKTOP. It's a layout that works for weeknight meals and weekend prep alike, keeping lines of sight open to both the dining room and the rear living area. At the back, the great room is relaxed and inviting, centred on a contemporary fireplace wall that's ready for your media setup, with large 10-ftx8-ft bi-parting patio doors to the yard so the space stays bright year-round. A well-placed POWDER ROOM sits off the staircase – easy access, out of view – and side mudroom is exactly what you want after a run to the store or a rainy dog walk: a practical side entry with a BUILT-IN CLOSET direct from the exterior path so traffic doesn't cut through the main living area.

Upstairs, the primary suite takes the quiet front



of the home and turns it into a true retreat. The bedroom reads calm and airy with a VAULTED CEILING, while the ensuite brings SPA ENERGY and a STEAM SHOWER – perfect for cold mornings and post-workout recovery. A proper WALK-IN CLOSET handles day-to-day rotation and seasonal storage without crowding the bedroom. Down the hall, two bright secondary bedrooms both include WALK-IN CLOSETS, giving kids or guests real storage (and fewer dressers). The MAIN 4-PC BATH is modern and streamlined, finished with durable tile and a full-depth tub. A convenient UPPER-LEVEL LAUNDRY keeps baskets off the stairs and speeds up weekend chores.

The lower level is designed to flex as life changes. A large family room is ready for movie marathons or a game table, while the GLASS-WALLED GYM SPACE gives you a dedicated zone for workouts without feeling boxed in. There’s also a comfortable fourth bedroom that adds BUILT-IN SHELVING alongside the closet – great for books, collectibles, or a tidy work-from-home setup – and a full bathroom to serve guests. Storage and mechanical are neatly consolidated, so the main area stays open and usable.

The Killarney location truly brings it all together! You’re minutes to 17 Ave SW for coffee, dinner, and weekend errands, with WESTBROOK LRT simplifying the commute. Outdoor time is easy at neighbourhood parks, the KILLARNEY AQUATIC & FITNESS CENTRE, and the nearby SHAGANAPPI GOLF COURSE. School options include KILLARNEY SCHOOL (K-6) and HOLY NAME (K-6 FRENCH IMMERSION), with straightforward access to junior-high pathways and ERNEST MANNING HIGH SCHOOL. It’s the inner-city lifestyle – walkable, connected, and ready for real life!

Built in 2025



Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248051    |
| Price          | \$1,399,998 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,962       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2611 35 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2Y3             |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                 |
| Cooling           | Rough-In                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                     |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                 |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete, Wood Frame                       |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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