

# \$609,800 - 2635 35 Street Sw, Calgary

MLS® #A2232577

**\$609,800**

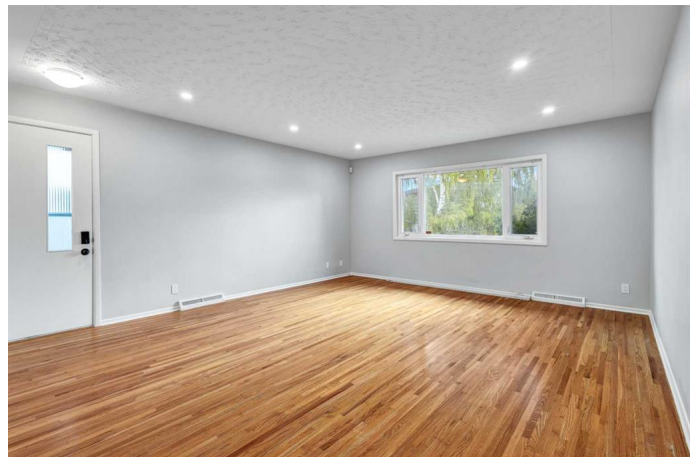
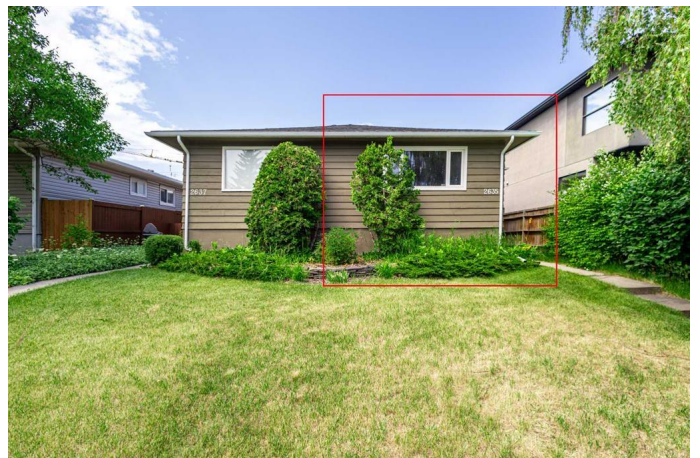
3 Bedroom, 2.00 Bathroom, 941 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Charming bungalow with a legal basement suite—perfect for first-time home buyers or investors looking to live up and rent down. Located in a desirable neighborhood close to downtown, shopping, parks, and schools. The main floor features a bright and open layout with a spacious living and dining area finished in vintage hardwood flooring. Enjoy a brand-new custom-designed kitchen with ample cabinetry, large counter space, NEW dishwasher, NEW microwave hood fan, stylish NEW backsplash, and fresh interior paint throughout main floor. Two well-sized bedrooms are tucked at the back of the home for added privacy, along with a large full bathroom. From the kitchen, access the common area with shared laundry and extra storage space. The fully legal basement suite has a private side entrance and offers a functional open-concept layout with a cozy living room, well-equipped kitchen, spacious bedroom with large window, and a full bathroom. Shared laundry and storage complete the lower level. The property also includes a single detached garage and an additional parking stall at the rear. Whether you're looking to supplement your mortgage or invest in a move-in-ready rental property, this home checks all the boxes!

Built in 1958

## Essential Information



MLS® #	A2232577
Price	\$609,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.07
Year Built	1958
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	2635 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y3

### Amenities

Parking Spaces	2
Parking	Single Garage Detached, Stall
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	3
Zoning	H-GO

**Listing Details**

Listing Office	Premiere Realty Direct
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