\$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 suiteâ€"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 12

Zoning H-GO

Listing Details

Listing Office Premiere Realty Direct

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