

\$949,000 - 2012 35 Street Sw, Calgary

MLS® #A2205857

\$949,000

6 Bedroom, 5.00 Bathroom, 2,380 sqft
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Excellent Killarney 50 x 120 RCG lot with a large 2 Storey Duplex. This is a unique property with 2 legal suites. Suite A has spacious common living areas on the main floor with a powder room, there are 2 large bedrooms upstairs, with a full bathroom, the basement offers a 3rd bedroom, full bathroom, family room and laundry. Suite B has a main floor living space with 3 bedrooms a bathroom and laundry in the basement. With a bit of work, could be an excellent revenue property or if you prefer redevelop. This property is sold as is where is.



Built in 1953

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2205857 |
| Price | \$949,000 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 2,380 |
| Acres | 0.14 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2012 35 Street Sw |
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E2X6 |

Amenities

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

Interior

| | |
|-------------------|------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Hot Water, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | None, Other |
| Lot Description | Back Lane, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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