

# \$1,099,000 - 205 35a Street Sw, Calgary

MLS® #A2199264

**\$1,099,000**

5 Bedroom, 5.00 Bathroom, 2,633 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

~~OPEN HOUSE, SUNDAY APRIL 20, 12pm-3pm~~ A rare architectural opportunity! Located in highly-sought after and established neighborhood of Spruce Cliff, Calgary. Over 3220sqft of total finished space, spanning across 4-levels, and 2633 sqft & 3- stories offered above grade, this semi-detached infill has a double ATTACHED GARAGE and rooftop balcony/patio! This unique layout welcomes you with 5 bedrooms and 4.5 baths! (4 bedrooms all above grade and can be converted to more entertaining space or office use). An impressive second-floor with an open-concept chefs kitchen, consisting of full height custom cabinetry, Quartz-stone counter-tops, Kitchen-Aid stainless steel appliances, an oversized central island extending to the living and dining areas with two additional east & south facing balcony. The second floor is complete with a 2-pc powder room and a designated laundry room with adjacent built-in sink & shelving. The top-floor is dedicated to the sleeping retreats, the primary bedroom with the 5-piece ensuite finished with marbled tile, custom cabinets, dual vanity with under mount sinks, a soaker tub, and full-height tile glass walk-in shower with rain & hand-held showerheads, also includes a large walk-in closet with custom built-in shelves, drawers, and hanging bars. The Secondary bedroom is with it's own 4-piece ensuite w/ marbled tile, quartz countertops, an under mount sink, and a tub/shower combo, and walk-in closet. The



main/ground floor is special with design, this layout can serve for generational living/entertainment, or hosting of mother-in-law and/or guest suites, as it includes options of two more bedrooms or conversion to any space of your liking! Basement is fully-finished with a family den/recreation space with a built-in custom mini wet-bar, an additional large bedroom, and another 4pc bathroom completes this floor. This property is situated on the quieter part of the corner-lot, built with many windows, facing, East, South, and West directions, which allows for optimal sunlight exposure. Sharing the wall attached via the kitchen and garage, this unit is set up for efficient noise reduction and utmost privacy. FEATURES: Vaulted Ceilings | Fully fenced | Landscaped | Private front & rear yard | Exterior stand-alone shed for more storage | Central AC | Location and proximity cannot be beat! Quick access to Downtown, Major Roadways (Sarcee Trail, 17Ave SW, Crowchild Trail, and Bow Trail), Public Transit, Multiple paved pathways, nearby reputable Schools, Retailers, Trendy Shops, Restaurants and Cafes. You truly need to see and appreciate all of what this property has to offer, don't delay and schedule your private showing today, be sure to check out the 3D Virtual Tour! NO CONDO FEES!

Built in 2019

### **Essential Information**

MLS® #	A2199264
Price	\$1,099,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,633
Acres	0.00

Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	205 35a Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1P6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
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Days on Market 48  
Zoning H-GO

### **Listing Details**

Listing Office Century 21 Bravo Realty

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