

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

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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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