

# \$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	14
Zoning	R-CG

## Listing Details

Listing Office	Bow Realty
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