

# \$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
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.