

# \$889,000 - 4411 35 Avenue Sw, Calgary

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MLS® #A2226917

**\$889,000**

3 Bedroom, 3.00 Bathroom, 2,011 sqft  
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

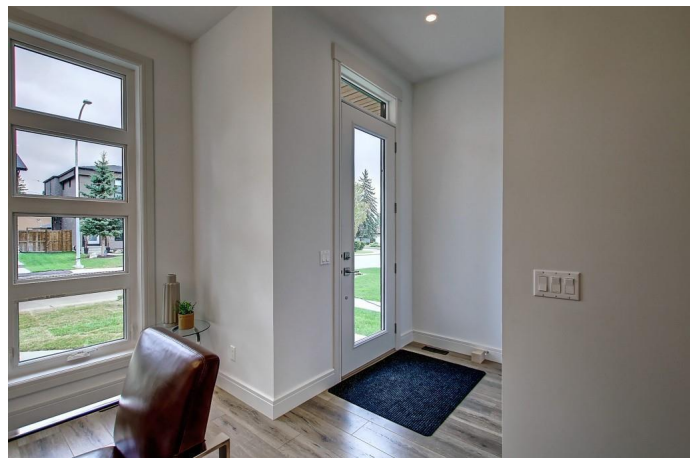
Situated on one of Glenbrook's most sought-after streets, and available below the city assessed value, this custom built infill by City Lifestyle Group sits on a rare oversized lot with a sun drenched south facing backyard, nearly impossible to find in this location. Significantly larger than typical infills, this home offers exceptional space, thoughtful design, and high end finishings throughout.

The bright and open main floor is anchored by soaring 10' painted ceilings, wide plank flooring, and a stunning wall of glass that slides open to seamlessly connect indoor and outdoor living. The chef's kitchen is a showstopper with sleek cabinetry, an oversized island, gas range, and a counter depth fridge; all overlooking the dining and living areas, ideal for entertaining.

Upstairs features two generously sized bedrooms, a full bath, and a well appointed laundry room. The luxurious primary suite offers a large walk-in closet and a spa inspired 5-piece ensuite that invites you to unwind in style.

This home is perfect for those seeking more space, more sun, and a more refined lifestyle on a truly special street. Book your private viewing today.

Built in 2018



## Essential Information

MLS® #	A2226917
Price	\$889,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,011
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	4411 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1B2

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	7
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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