

# \$1,885,000 - 139 35 Street Nw, Calgary

MLS® #A2101241

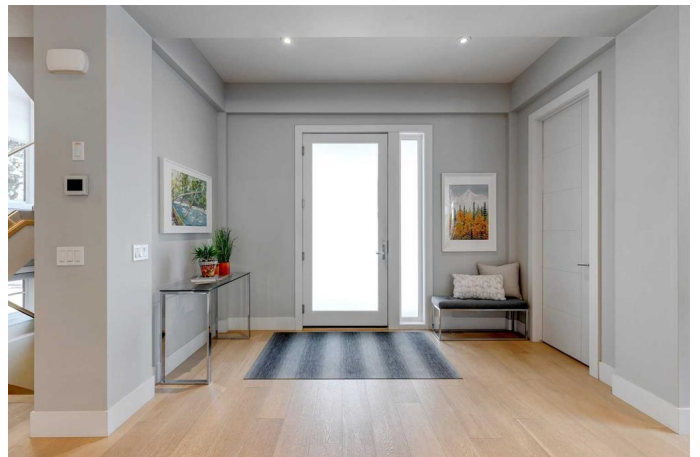
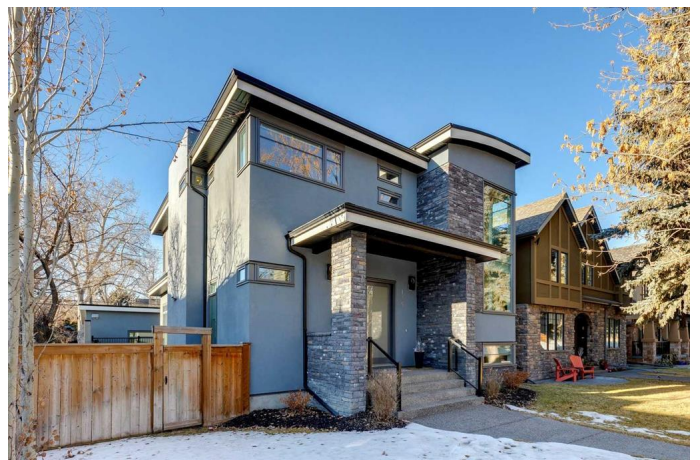
**\$1,885,000**

4 Bedroom, 5.00 Bathroom, 2,615 sqft

Residential on 0.11 Acres

Parkdale, Calgary, Alberta

Welcome home to this luxury masterpiece in the sought after community of Parkdale. As you approach the front steps, you will immediately notice the property's sleek design and attention to detail that continues into the grand foyer, complete with its own walk-in closet. Moving into the main area, you can't help but fall in love with the gorgeous luxury hardwood flooring that takes you from the bright and open living room with its sleek gas fireplace, to the spacious chef's kitchen, equipped with a huge 5' x 10' quartz island, a 6-burner gas stove, double ovens, 4ft fridge/freezer, built-in recycling and spice racks, and plenty of storage space. Adjacent to the living room is the sizable dining area which receives constant sunlight from its south and west facing windows, and is large enough to fit any table. Lastly the main floor features a 2 piece bathroom, and a mudroom at the back door, that provides access to the deck. Head upstairs and you will be greeted by an immaculate built in art piece that stands out for its simple beauty and uniqueness, while the primary bedroom features an incredible 5 piece ensuite with heated floors, an ideal walk-in closet, and its very own private balcony that overlooks the back deck. The upper floor laundry room is only the beginning of this property's convenience; each of the remaining two upstairs bedrooms house their own ensuite bathroom and walk-in closet, making this the perfect family home. A fourth bedroom resides in the comfortable basement,



complete with an additional 3 piece bathroom, a wet bar to fulfill your entertaining needs, and a spacious family room, warmed by a second gas fireplace. Features such as the heated epoxy flooring, meticulously placed LED lighting, and extra storage space, add to the basement's charm. Living at this property means soaking up every sunny day on the low maintenance composite deck, or retreating to your own personal oasis, in the form of a jetted lap pool which features a centralized dehumidifier and automatic water purification. Attached to your personal swimming haven, is the oversized double garage with heated floors, and a convenient closet for additional storage. Included is a full sound system inside and outside, LED lighting across the entire house, multi-zone air conditioning in the house, garage, and pool, 3 skylights in the vaulted upstairs ceiling (minimum 10ft+ ceilings across the whole house), and a 6 zone underground sprinkler system. You may even want to re-purpose the lap pool area into an office, gym, or revert it back to a 3rd garage bay. To top it all off, this property sits a short walk from the Bow River and its sprawling walking paths, giving you easy access to a variety of green space to explore, plus proximity to Foothills hospital, the Alberta Children's Hospital, UofC, a variety of shopping complexes, and downtown. Come experience this perfect blend of luxury and convenience firsthand by booking a showing today!

Built in 2016

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2101241    |
| Price      | \$1,885,000 |
| Sold Price | \$1,750,000 |
| Bedrooms   | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,615       |
| Acres          | 0.11        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 139 35 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2Z2          |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                   |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Side By Side |

### Interior

|                   |                                                                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Sump Pump(s), Track Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                                |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                     |
| Fireplaces        | Basement, Gas, Living Room                                                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                        |

**Exterior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Balcony, Lighting                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Stone, Stucco                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 11th, 2024 |
| Date Sold      | March 19th, 2024   |
| Days on Market | 66                 |
| Zoning         | R-C2               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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