

# \$1,149,900 - 918 35a Street Nw, Calgary

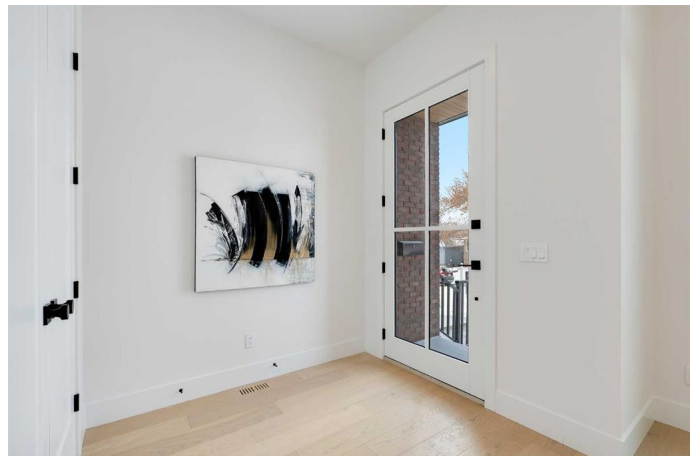
MLS® #A2110628

**\$1,149,900**

5 Bedroom, 5.00 Bathroom, 2,539 sqft  
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Nestled within the esteemed community of Parkdale, this exquisite three-story residence, meticulously designed by Jouge Studio, boasts nearly 3,400 sq ft of luxuriously designed living space. Positioned within walking distance of the scenic Bow River pathways, the property also features a rare legal two-bedroom basement suite. The inviting main level unfolds with the warmth of wide plank hardwood floors, elevated by 10' ceilings and chic light fixtures. The expansive front dining area sets the stage for welcoming gatherings. Just steps away, the tastefully appointed kitchen showcases granite countertops, an island/eating bar, a dry bar, ample storage, and high-end appliances, including an integrated fridge and dishwasher. The seamlessly connected living room, adorned with a feature fireplace and built-ins, creates an ideal space for both family relaxation and entertaining. Completing this level are a 2-piece powder room and a practical mudroom. Ascending to the second level reveals two bedrooms, each graced with a walk-in closet and private ensuite. Thoughtfully situated in the hallway is a laundry room with storage and a sink for added convenience. The versatile top level, featuring a spacious balcony, serves as a potential private primary bedroom retreat. This level boasts a large bedroom, a sitting/den area, a wet bar, a walk-in closet, and a lavish 5-piece ensuite with dual sinks, a freestanding soaker tub, and a separate shower.



Alternatively, this space could be divided into a flexible area and an additional bedroom with a walk-in closet and a 5-piece ensuite. The legal basement suite enhances the property's appeal, offering a living/dining area, a well-appointed kitchen with quartz countertops and stainless steel appliances, two bedrooms, a 4-piece bath, and private laundry. This space is ideal for generating rental income, catering to full-time tenants or as an Air BnB option. Noteworthy features include roughed-in central air conditioning, a backyard with a deck, and access to a double detached garage. The location is unparalleled, with proximity to Bow River pathways, Foothills Hospital, Karl Baker off-leash park, Edworthy Park, schools, shopping, public transit, and easy access to Memorial Drive, Crowchild Trail, and 16th Avenue.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2110628               |
| Price          | \$1,149,900            |
| Sold Price     | \$1,140,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,539                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Sold                   |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 918 35a Street Nw |
|---------|-------------------|

|             |          |
|-------------|----------|
| Subdivision | Parkdale |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T2N 3A4  |

### **Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |

### **Interior**

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer Stacked                                                        |
| Heating           | Forced Air                                                                                                                                                                                                                                                   |
| Cooling           | Rough-In                                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                          |
| Basement          | Full, Suite                                                                                                                                                                                                                                                  |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot |
| Roof              | Flat Torch Membrane, Asphalt Shingle                                |
| Construction      | Brick, Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2024 |
| Date Sold      | March 15th, 2024    |
| Days on Market | 16                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office                RE/MAX Real Estate (Central)

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