

\$890,000 - 122 35 Street Nw, Calgary

MLS® #A2128075

\$890,000

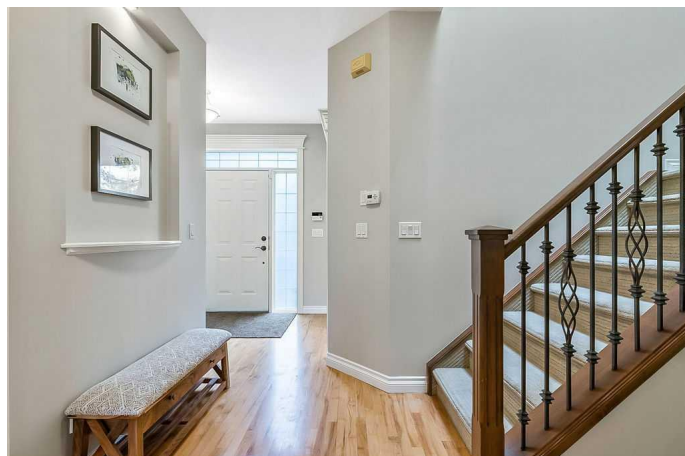
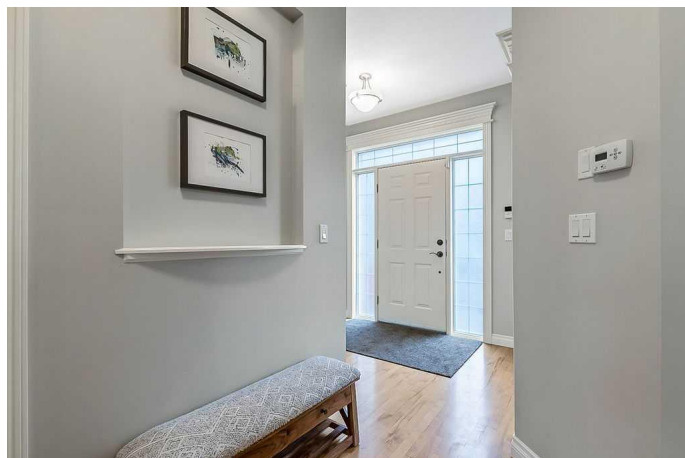
3 Bedroom, 4.00 Bathroom, 1,624 sqft

Residential on 0.06 Acres

Parkdale, Calgary, Alberta

REMARKABLE, UPDATED HOME ONE BLOCK TO THE RIVER IN PRESTIGIOUS GOLDEN TRIANGLE AREA OF PARKDALE. This area did not flood in 2013! Enjoy nearly 2300 sq.ft of immaculate and well looked after home on one of the nicest streets in the area and surrounded by \$1M plus homes. Walk, bike to work downtown and most certainly, walk the pathways along the river only one block away. Enter to a spacious foyer with large closet. To the right is a custom office area with built in cabinets, lots of bright windows and hardwood floors. Entering the main area of the home, you are greeted by a decent sized formal dining area offset by an incredible kitchen that includes cinnamon stained maple cabinets, under cabinet lighting, NEW SS FRIDGE, STOVE AND DISHWASHER. The large working/eating island with granite tops is immaculate and is a great place to hang out and enjoy a visit with one another or friends. The living room boasts a river rock faced gas FP, large windows overlooking the rear yard and hardwood floors.

A private rear entry way with coat hooks, tile floors ensures a great place to enter the home from the garage or rear yard. Upstairs we find 2 nice sized kids rooms, one includes a walk in closet. Hallway is bright and enhanced by the 4'x4' skylight. Main bath on upper floor is large and very modern. Enter to a great Mbdm that includes vaulted ceilings, large east facing windows to let that morning sunshine in, built in cabinets and a very large



walk in closet. The ensuite has a private toilet area (with door), his and hers sinks and a fully enclosed walk in shower. Lower level is great and the 3 pc bath with heated floors and air jetted tub are perfect for that overnight guest or the ideal place to escape from the family for a private bath. The family room on this level is stunning and was custom built for someone who worked from home. Wall to wall of built in cabinets will make this the ideal home office or even a perfect location for an older teen or university student who wants a private study area. Another gas FP in the family room exudes warmth and the fully wired sound system is a great entertaining area. This room also boasts a MURPHY BED in the event you have overnight guests or just want an additional bed for someone. Rear yard has gas bbq line, nice sized deck and a fully finished double car garage. NEW FURNACE FALL 2021, NEW HOT WATER TANK FALL 2023 AND NEW SUMP PUMP 2024. Minutes to downtown, the University, SAIT, major roadways and tons of shopping and incredible shops makes this one of the most walkable areas in the City.

Built in 2001

Essential Information

MLS® #	A2128075
Price	\$890,000
Sold Price	\$890,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,624
Acres	0.06
Year Built	2001
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	122 35 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Y9

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, ENERGY STAR Qualified Refrigerator, Garage Control(s), Humidifier, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 13th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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