

\$1,149,999 - 112 35 Street Nw, Calgary

MLS® #A2140191

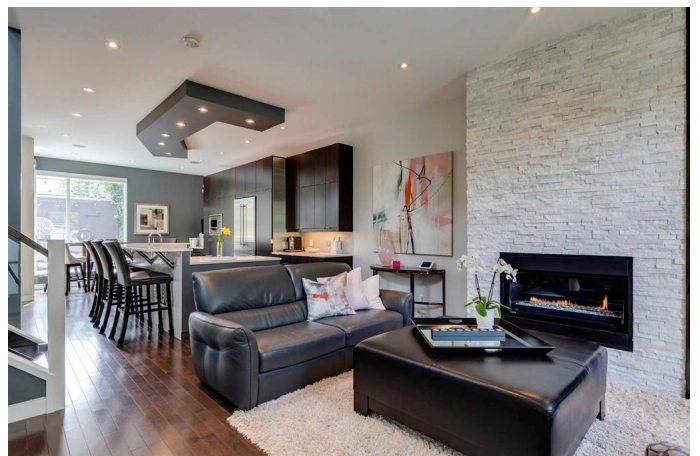
\$1,149,999

3 Bedroom, 4.00 Bathroom, 1,637 sqft

Residential on 0.06 Acres

Parkdale, Calgary, Alberta

Discover the epitome of luxury and functionality in this meticulously cared-for semi-detached home, nestled in Parkdale's highly coveted "golden triangle." Spanning nearly 2400 square feet of developed space, this stunning residence offers an unparalleled living experience with its elegant design and premium features. As you step inside, you are greeted by a naturally bright, open-concept layout that exudes warmth and sophistication. The soaring 10-foot ceilings enhance the sense of space and light, creating an inviting atmosphere. Hardwood floors seamlessly guide you through the main living areas, leading to a chef-inspired kitchen that is a culinary enthusiast's dream. This gourmet kitchen is equipped with professional-grade built-in appliances, ample counter space, and custom cabinetry, making it perfect for both everyday cooking and entertaining guests. The kitchen flows effortlessly into the living and dining areas, ideal for hosting gatherings or enjoying quiet evenings at home. This home boasts two spacious bedrooms plus a versatile den, perfect for a home office or an additional guest bedroom. The primary suite is a true retreat, featuring in-floor heating and a heated towel rack, ensuring a cozy start to your day. Thoughtful upgrades abound throughout the home, including in-floor heating in the basement, central air conditioning for year-round comfort, a new hot water tank, a water softener system, and built-in speakers.



The beautifully designed entertainment area in the basement offers a perfect blend of style and functionality, creating an inviting space for gatherings and relaxation. Every detail has been thoughtfully curated, from the elegant finishes to the state-of-the-art wine fridge, ensuring a luxurious experience for you and your guests. Step outside to discover your own professionally landscaped paradise. The backyard is a haven for outdoor living, complete with a stunning outdoor kitchen set on poured aggregate, ideal for al fresco dining and summer barbecues. Both the front and back yards are designed to provide tranquillity and serve as perfect entertainment areas. Whether you are lounging in the sun or hosting an outdoor party, this space is sure to impress. Adding to the home's convenience is a heated double detached garage, offering ample space for vehicles and storage. This feature, along with the numerous other upgrades, ensures that this home meets all your practical needs while maintaining a high standard of luxury. Situated mere steps from the Bow River, this property offers the best of both worlds—a serene retreat from the hustle and bustle of city life, yet moments away from essential amenities and the vibrant city centre. The proximity to the Bow River provides a picturesque setting and opportunities for leisurely strolls, cycling, and enjoying the natural beauty of the area. This one is a must see!!

Built in 2011

Essential Information

MLS® #	A2140191
Price	\$1,149,999
Sold Price	\$1,125,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,637
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	112 35 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Y9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, See Remarks
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Built-in Barbecue
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Garden, Landscaped, Private, See Remarks

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 17th, 2024
Days on Market	33
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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