

\$975,000 - 917 35 Street Nw, Calgary

MLS® #A2146141

\$975,000

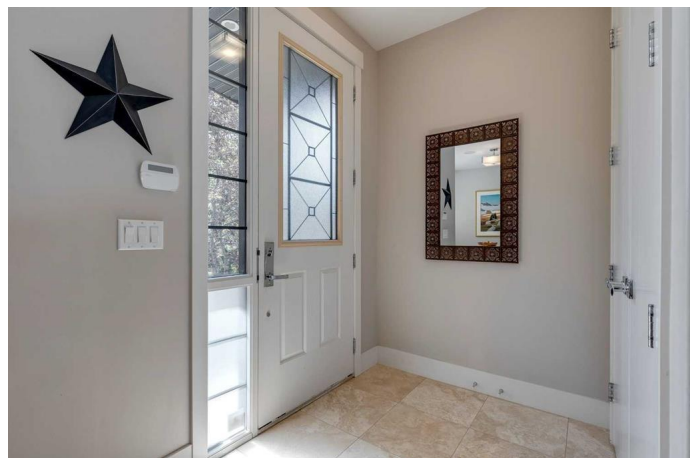
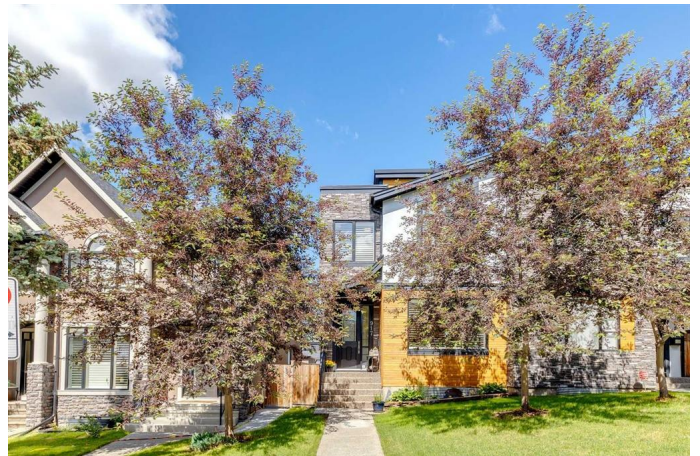
4 Bedroom, 4.00 Bathroom, 1,946 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Situated at the top of 35th Street and spanning 2873 sqft of developed living space, this elegant Parkdale home is your opportunity to own in an established inner-city community.

Filled with natural light from large east and west-facing windows, this home provides a thoughtful layout featuring a spacious dining room leading to an open-concept kitchen and family room. The chef's kitchen includes a stunning waterfall island with quartz countertops and built-in appliances. The cozy family room features a gas fireplace surrounded by custom built-in bookcases. As you ascend to the second level, a split-stone quartzite feature wall draws your attention to the impressive fifteen-foot vaulted ceiling. Upstairs you will find the primary retreat that includes a two-way gas fireplace, a large walk-in closet, and a spectacular ensuite bathroom with a walk-in shower, soaker tub, and dual vanity. Conveniently located on the second floor is the functional laundry room which features new high-efficiency washer and dryer. The basement offers a large recreation room with a third gas fireplace, a dry bar with a bar fridge and quartz countertops. Nine-foot ceilings in the basement ensure a spacious feel throughout. Additionally, there is a fourth bedroom with a large walk-in closet providing ample storage. Another highlight of this home is the professionally landscaped backyard. Low-maintenance hardscaping with custom lighting provides the perfect place to spend your summer nights. High-end finishes include



solid-core doors for maximum soundproofing, a newly sealed aggregate walkway, and central air-conditioning installed in 2021. Parkdale is an established community that is sure to provide a vibrant inner-city lifestyle. Providing a community hub the Parkdale Community Association offers local programming and recreational facilities for the residents of Parkdale including community gardens and Calgary's first fully accessible skating rink. This home is within walking distance to the shops and restaurants of the newly developed University District and is provides easy access to Westmount Charter School. Outdoor enthusiasts will enjoy the nearby off leash dog parks and easy access to the Bow River Pathway system. This home is ideal for medical professionals seeking easy access to the Foothills Medical Centre, young families looking for a vibrant community to be a part of or those seeking a location with easy access to downtown, Calgary's transit system and many main thoroughfares to easily navigate throughout the city. Schedule your private showing today!

Built in 2012

Essential Information

MLS® #	A2146141
Price	\$975,000
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,946
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	917 35 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Z8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Bedroom, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle, Mixed, Rolled/Hot Mop
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
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Date Sold	September 13th, 2024
Days on Market	71
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Charles

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