

\$925,000 - 733 35a Street Nw, Calgary

MLS® #A2160604

\$925,000

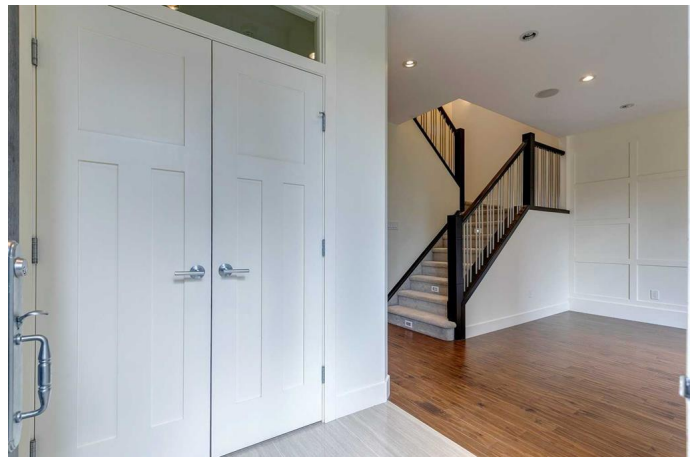
4 Bedroom, 4.00 Bathroom, 1,958 sqft
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

**** Open House, Saturday, August 31,
11:00am- 1:00pm & 2-5pm and Sunday,
September 1, 11-1pm **** Luxury infill in
desirable Parkdale, offering outstanding value!

This property is fully loaded with premium extras, including central air conditioning, central vacuum, Hunter Douglas blinds, custom built-ins, a Sonos system with built-in speakers, and a smart thermostat—all designed to enhance the living experience. Featuring modern and chic design, this home combines luxury with practicality through unique elements. Natural light floods the formal seating area upon entry, highlighting sophisticated paneling on the feature wall. The kitchen, equipped with top-tier appliances including a Viking gas range, is ideal for culinary enthusiasts. Adjacent to the kitchen, the spacious dining area comfortably accommodates large gatherings. The family room at the rear of the home features large west-facing windows that allow afternoon sunlight to create a warm and inviting space, perfect for relaxation by the fire or catching up on a favorite TV series.

The main level powder room stands out with designer wallpaper and hardware, leaving a memorable impression. Upstairs, the master retreat is impressive with vaulted ceilings and a stunning chandelier. The 5-piece ensuite offers a spa-like experience with heated floors, a steam shower, rain shower head, and jacuzzi tub. The walk-in closet, complete with organized built-ins and lacquered paneling,



adds a touch of luxury. Two additional bedrooms upstairs are ideal for family or guests, along with a convenient full laundry room featuring counter space and a sink. The basement provides ample room for a theatre-like media setup next to a wet bar, while a fourth bedroom and full bathroom offer a comfortable space for visitors. The west-facing backyard, professionally landscaped last year, serves as a private oasis for enjoying Calgary’s long summer evenings. Additional premium features include an insulated and fully drywalled garage, main floor mudroom, and in-floor heating in the basement. The location is as premium as the home itself—just a block from the community association, within walking distance to the Foothills Medical Centre, and a short drive to downtown. A rare opportunity to own a home where luxury and comfort meet, call today!

Built in 2012

Essential Information

MLS® #	A2160604
Price	\$925,000
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	733 35a Street Nw
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Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3A3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 14th, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

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