



**GRASSROOTS**

REALTY GROUP

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907 35A Street NW  
Calgary, Alberta

MLS # A2312081



**\$1,499,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,725 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Experience elevated inner-city living in this architecturally striking 3-storey luxury semi-detached residence in the highly sought-after community of Parkdale. Thoughtfully designed with refined modern elegance, this exceptional home blends sophisticated finishes, functional design, and upscale comfort in one of Calgary's most prestigious lifestyle locations. Set on a quiet street just moments from the Bow River Pathway System, Foothills Hospital, Alberta Children's Hospital, Westmount Charter School, the University of Calgary, and downtown, this residence offers the perfect balance of urban convenience and tranquil residential living. Designed to impress, the main floor showcases timeless contemporary styling with a seamless open-concept layout tailored for both everyday living and upscale entertaining. A stunning chef-inspired kitchen anchors the space with custom ceiling-height cabinetry, quartz countertops, full-height backsplash detailing, an oversized statement island, and a premium stainless steel appliance package including a gas cooktop, built-in wall oven, built-in microwave, and designer hood fan. Expansive living and dining spaces are complemented by oversized windows, designer lighting, and a striking full-height tiled gas fireplace with custom millwork. Large sliding glass doors open to the sunny WEST-facing backyard, creating an effortless indoor-outdoor lifestyle ideal for entertaining and summer evenings. A well-appointed mudroom with built-in storage provides practical luxury alongside direct access to the double detached garage. The second level is dedicated to comfort and privacy, featuring beautifully finished bedrooms, a designer laundry room, and a stunning primary retreat complete with a spa-calibre ensuite. Heated tile floors, dual vanities, a freestanding soaker tub, oversized glass shower, and a custom

walk-in closet create a true boutique hotel experience within the home. Crowning the residence, the third floor offers a spectacular lifestyle space designed for elevated entertaining and flexible living. Complete with a sophisticated wet bar, expansive bonus lounge, and dedicated flex/office area, this level opens onto dual private balconies that capture both east-facing skyline views and picturesque west-facing river valley vistas — the perfect setting for morning coffee, sunset cocktails, or working from home in style. The fully finished lower level has been curated as a private wellness and recreation retreat featuring a spacious guest bedroom, full bathroom, expansive GYM, SAUNA, and additional living space. Ideal for fitness enthusiasts, multigenerational living, or luxurious guest accommodation, this level adds exceptional versatility to the home. With its striking curb appeal, elevated interior design, premium craftsmanship, and highly desirable Parkdale location, this is a rare opportunity to own a truly distinguished luxury residence in one of Calgary's most coveted inner-city communities. \* See supplements for Appliances\*