



GRASSROOTS
REALTY GROUP

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736 35 Street NW
Calgary, Alberta

MLS # A2349149



\$1,193,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,897 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, No Neighbours		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	All TV's and TV Brackets, Custom Rugs in Front Entrance and Mudroom, Hot Tub		

Welcome to this exceptional move-in ready home in the heart of Parkdale, where luxury living meets one of Calgary's most coveted inner-city lifestyles. Perfectly positioned backing directly onto the Parkdale Community Centre gardens, green space and sports fields, this home offers a backyard that extends far beyond the property line. Enjoy morning walks along the Bow River pathways, watch the kids play at the park, or lace up your skates at the community rink in the winter—all just steps from your back gate. Beautifully designed across three fully finished levels, this air-conditioned home blends timeless design with everyday functionality. The bright, open-concept main floor is filled with natural light and features soaring 10-foot ceilings, engineered hardwood flooring, a stunning feature fireplace with custom built-ins, spacious dining area, and a designer kitchen complete with quartz waterfall island, soft-close cabinetry, and a premium appliance package including a new Sub-Zero refrigerator, Miele dishwasher, Bosch gas cooktop, built-in wall oven and microwave. Upstairs, the hardwood flooring continues throughout three generous bedrooms, including a luxurious primary retreat featuring a custom walk-through dressing room and a spa-inspired ensuite with heated floors, freestanding soaker tub, oversized glass shower, dual quartz vanities, and elegant finishes throughout. Convenient upper-floor laundry adds to the home's thoughtful design. The professionally finished lower level is warmed with in-floor heating and offers an expansive recreation room with a quartz wet bar, a fourth bedroom with walk-in closet, and a beautifully appointed full bathroom—ideal for guests, teenagers, or a home office. Outdoor living is equally impressive with a private, fully fenced backyard featuring a custom deck, gas BBQ hookup, patio space, and hot-tub. The detached

double garage has been recently upgraded with fresh drywall, insulation, heating, and overhead storage, making it the perfect year-round space for vehicles, hobbies, a home gym, or additional storage. Located on a quiet, tree-lined street just minutes from Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, University District, Market Mall, Kensington, and downtown, this is an outstanding opportunity to enjoy one of Calgary's most walkable and family-friendly communities. With exceptional finishes, recent upgrades, and an unbeatable location, this is Parkdale living at its finest.