

# \$1,099,900 - 736 35 Street Nw, Calgary

MLS® #A2243566

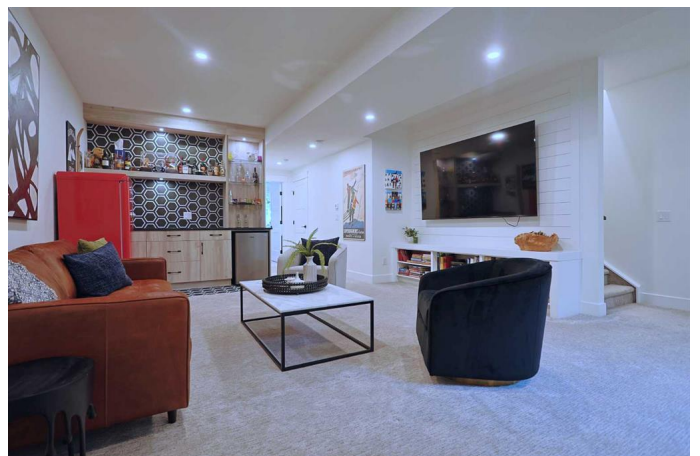
**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 1,899 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Backing onto the community gardens & fields of the Parkdale Community Centre is this exquisitely appointed semi-detached home, located here on this quiet tree-lined street only a few short blocks to the Foothills Medical Centre, schools & the Bow River pathway system. Offering 3 levels of air-conditioned luxury living, this beautifully upgraded two storey enjoys engineered hardwood floors & quartz countertops, 4 bedrooms & 3.5 bathrooms, high-end appliances & private backyard with deck & detached 2 car garage. Complemented by expansive 10ft ceilings & drenched in warm natural light, you'll love the open concept flow of the main floor which features an inviting living room with feature wall & sleek fireplace accented by built-in shelving, dining room graced by large windows & fully-loaded designer kitchen with soft-close drawers & cabinets, quartz waterfall island & stainless steel appliances including new Subzero fridge, Miele dishwasher & Bosch gas cooktop, microwave & built-in convection oven. The hardwood floors continue up to the 2nd floor & into the 3 bedrooms; the relaxing owners' retreat has a huge walkthrough closet/dressing room with built-ins & spa-inspired ensuite with barn door, glass shower & free-standing tub, heated floors & quartz-topped double vanities. The lower level " with infloor heating, is beautifully finished with a 4th bedroom with walk-in closet, bathroom with oversized glass shower & fantastic rec room area with quartz-topped wet



bar. Additional features & upgrades in this incredible home include the 2nd floor laundry room with sink & Electrolux washer/dryer, quartz counters in the bathrooms, main floor mudroom with built-in bench & cabinets, upgraded glass shower doors & lighting, central vacuum system, overhead storage in the garage & fenced backyard complete with patio area & custom deck with gas BBQ line & privacy screen. A truly phenomenal home in one of Northwest Calgary's most sought-after inner city neighbourhoods, in this prime location only minutes to the University of Calgary & major retail centers (incl Market Mall, University District, Brentwood & North Hill), popular parks (incl Edworthy, Shouldice & Karl Baker Off-Leash), transit & downtown.

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2243566               |
| Price          | \$1,099,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,899                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 736 35 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2N 2Z5 |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Chandelier |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven                                                                         |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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