

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

MLS® #A2243566

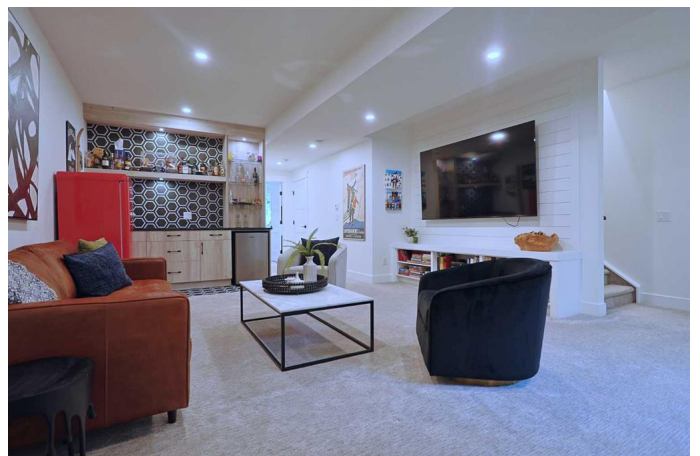
\$1,099,900

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 in-floor 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, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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	1
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
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