

\$999,900 - 521 35 Street Nw, Calgary

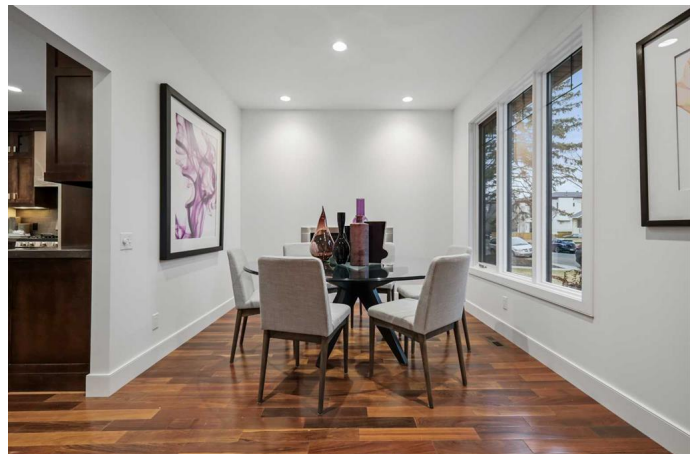
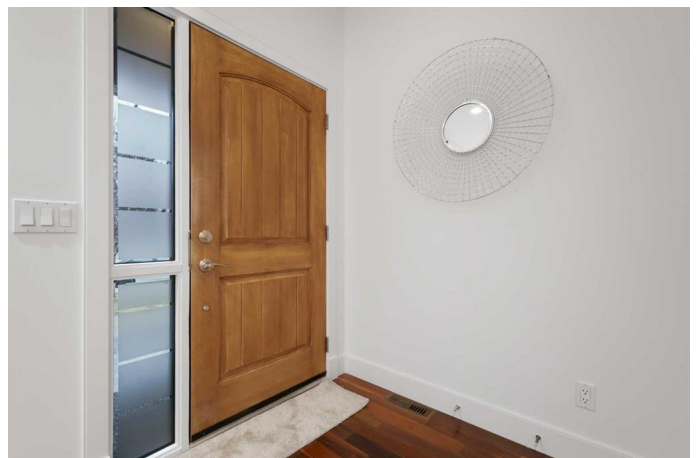
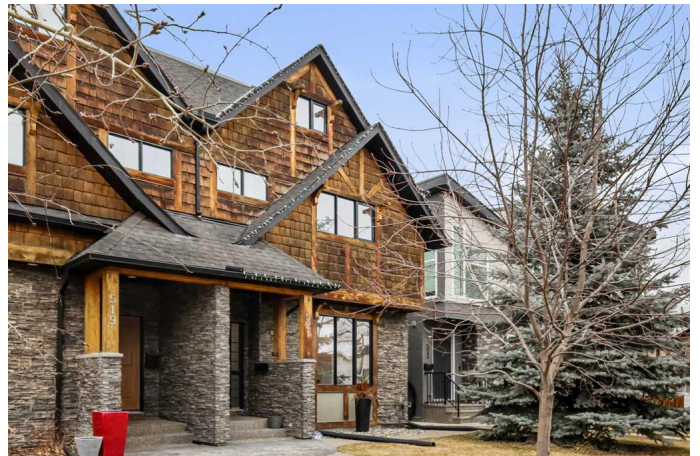
MLS® #A2205900

\$999,900

4 Bedroom, 4.00 Bathroom, 2,439 sqft
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to this extraordinary custom-built semi-detached home, nestled in the highly sought-after community of Parkdale. Boasting over 3,000 square feet of elegant and functional living space across three meticulously designed levels—plus a fully developed basement—this remarkable residence offers the perfect blend of sophistication, comfort, and modern convenience. Featuring four spacious bedrooms and four well-appointed bathrooms, this air-conditioned home is ideal for professionals, growing families, or anyone who loves to entertain in style. As you step inside, you™ll be welcomed by a warm and inviting main floor adorned with rich dark wood accents and custom built-ins. Recently refreshed with brand new carpeting and a fresh coat of paint, this home exudes pride of ownership and thoughtful maintenance throughout. The formal dining room, anchored by an elegant gas fireplace, sets the stage for memorable dinner parties and family gatherings. Gleaming hardwood floors guide you into the heart of the home—a gourmet kitchen outfitted with an oversized center island, breakfast bar seating, and an abundance of cabinetry for all your culinary essentials. The open-concept layout flows seamlessly into the living area, where a second gas fireplace creates a cozy ambiance. From here, patio doors open onto the beautifully landscaped backyard, complete with mature trees and direct access to a



double detached garage. Upstairs, the primary bedroom is a true private retreat featuring a gas fireplace and luxurious five-piece ensuite with a rain shower, deep soaker tub, dual vanities, and a generous walk-in closet. A unique spiral staircase from the primary bedroom leads to the third-floor loft—a versatile space enhanced by a double-sided gas fireplace. Whether used as a home office, reading nook, or creative studio, it’s a hidden gem with a cleverly concealed door that leads into an additional bonus room that can be accessed through another staircase across the second floor. The second level also includes two additional bedrooms connected by a stylish three-piece Jack and Jill bathroom, as well as a convenient laundry room. The fully finished basement expands the living space even further, offering a large recreation room with a built-in wet bar—ideal for movie nights, game days, or casual entertaining. A fourth bedroom, a flexible den, and a three-piece bathroom complete this level, making it an excellent space for guests or extended family. Situated just steps from the Bow River Pathway, Foothills Hospital, highly regarded schools, and the vibrant University District, this home places you in one of Calgary’s most walkable and amenity-rich locations. The exterior landscaping is low-maintenance yet lush, highlighted by mature trees including a striking blue spruce and an apple tree that add natural beauty and privacy. Don’t miss the opportunity to own this distinctive Parkdale gem that seamlessly combines character, luxury, and urban lifestyle.

Built in 2007

Essential Information

| | |
|----------|-----------|
| MLS® # | A2205900 |
| Price | \$999,900 |
| Bedrooms | 4 |

| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,439 |
| Acres | 0.07 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 3 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 521 35 Street Nw |
| Subdivision | Parkdale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 2Z4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 1 |
| Parking | Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan |
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Gas, Living Room, Master Bedroom, Dining Room, Loft |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Low Maintenance Landscape, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Cedar |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 14 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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