

# \$1,550,000 - 536 35 Street Nw, Calgary

MLS® #A2197786

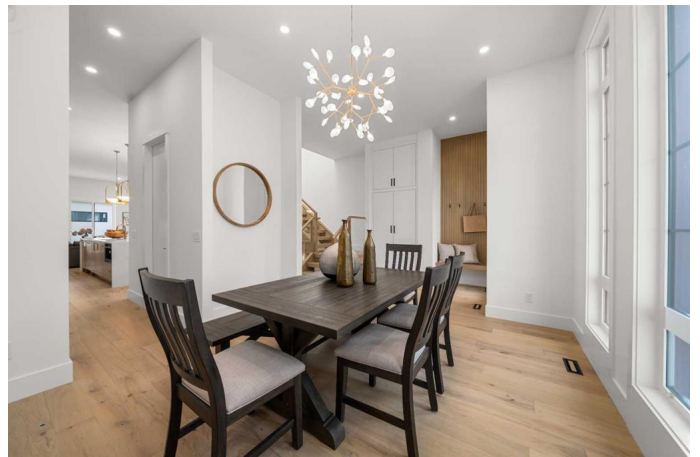
**\$1,550,000**

4 Bedroom, 5.00 Bathroom, 2,412 sqft  
Residential on 0.08 Acres

Parkdale, Calgary, Alberta

Welcome to this stunning, multi-level home located in the highly sought-after Parkdale neighborhood of NW Calgary. Offering a blend of modern luxury, thoughtful design, and exceptional craftsmanship, this home is a true masterpiece.

On the main floor, the open-concept layout is designed for both elegance and practicality. The entryway leads to a formal dining room, ideal for hosting guests, with a powder room conveniently located nearby. The chef-inspired kitchen boasts high-end appliances, including a 6-burner gas stove, built-in panelled fridge, and panelled dishwasher. A large island and walk-through pantry provide plenty of space for meal prep and make entertaining a breeze. Custom lighting and a stylish custom hood fan enhance the space. A gas fireplace with custom built-ins adds warmth and sophistication in the living room. By the backdoor there is a private home office, mudroom with built-in storage. This home also features air conditioning for your comfort throughout the year. The floating staircase with wood and glass railings, along with custom finishes throughout the home, highlight the quality craftsmanship found in every corner. The upper floor serves as a luxurious retreat, highlighted by the expansive primary suite. Featuring a coffered ceiling, recessed lighting, and a spa-inspired 5-piece ensuite offers the perfect escape. Unwind in the soaker tub, enjoy the walk-in shower with a rainfall showerhead, or indulge in the dual



vanities. Floor-to-ceiling windows provide an abundance of natural light and a tranquil setting. Two secondary bedrooms, each with their own ensuite bathrooms and walk in closets, ensure privacy and comfort for the entire family. A conveniently located laundry room with a drying rack completes this floor. The fully finished basement is an entertainer's dream, offering a spacious recreation room, custom wet bar, and wine cellar to store your finest collections. The private gym with glass walls creates a motivating workout environment. A generously sized bedroom with a walk-in closet completes this level, and in floor heating ensures comfort year-round. Outside, the backyard features a Duradeck deck, perfect for outdoor entertaining or quiet relaxation. A gas line is conveniently placed for your BBQ needs. The fantastic location is kitty-corner to Parkdale Park, within walking distance to Karl Baker Off-Leash Park, The Lazy Loaf and Kettle, the Bow River, and Foothills Hospital! Don't miss this fantastic opportunity to own a one-of-a-kind luxury home in an unbeatable location—schedule your private showing today!

Built in 2025

### Essential Information

MLS® #	A2197786
Price	\$1,550,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,412
Acres	0.08
Year Built	2025
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	536 35 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Z3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
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Days on Market 11  
Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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