

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

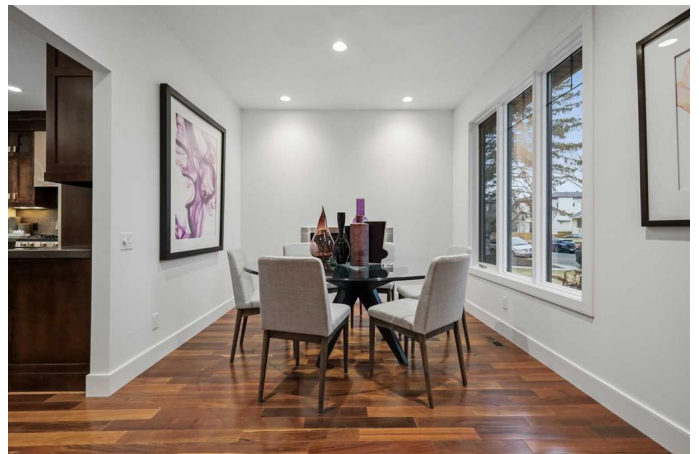
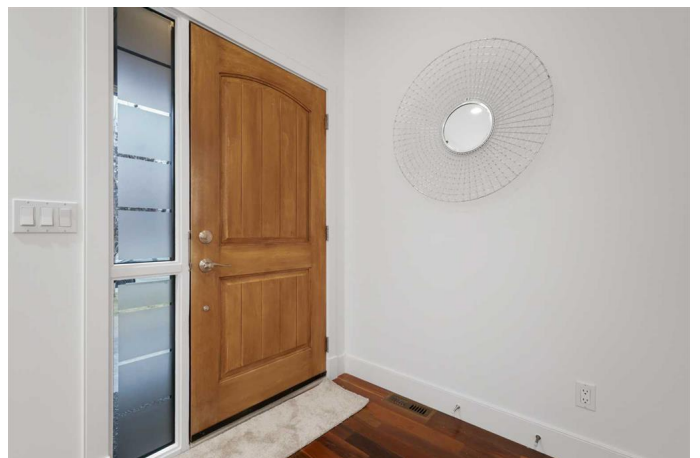
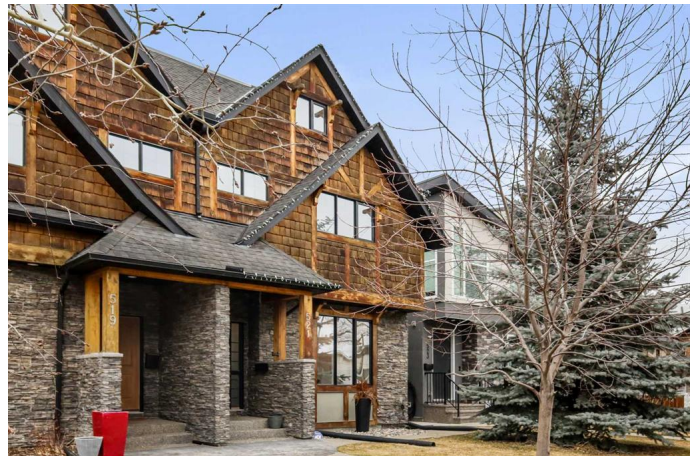
MLS® #A2205900

**\$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	13
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.