



916 35A Street NW
Calgary, Alberta

MLS # A2300108



\$1,425,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,552 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Shelves in Garage, ProSlat Garage Storage System & hooks, Electronic Door Locks, Ring Doorbell

LUXURY & MOVE IN READY. Welcome to this 3 Storey Semi Detached with a legal suite located on a desirable street in the heart of Parkdale. Steps away from Foothills Hospital. This home has luxury finishes throughout with quality craftsmanship. The inviting main level welcomes you with the warmth of wide-plank hardwood floors, complemented by soaring 10-foot ceilings and chic designer lighting. An expansive front dining area sets the stage for memorable gatherings, seamlessly connecting to the heart of the home—the beautifully appointed kitchen. Here, you’ll find leathered granite countertops, an island with eating bar, a stylish dry bar, ample storage, with Fisher Paykel and Bertazzoni appliances, including an integrated fridge and dishwasher. Just beyond, the living room offers a perfect blend of comfort and elegance, featuring a sleek fireplace with custom built-ins—ideal for both relaxing with family and entertaining guests. Completing this level are a convenient 2-piece powder room and a functional mudroom. Upstairs, the second level hosts two luxurious primary bedrooms, each featuring walk-in closets and private ensuites. A thoughtfully designed hallway includes a laundry area with sink and additional storage for everyday convenience. The versatile top level loft serves as a stunning private retreat. Enjoy a spacious bedroom, cozy sitting/den area, wet bar, walk-in closet, and a lavish 5-piece ensuite complete with dual sinks, a freestanding soaker tub, and a separate shower. Step out onto the expansive balcony to unwind or the Juliet balcony to watch the sunset. This level also offers flexibility and could be reconfigured to create an additional bedroom if desired. The legal basement suite adds exceptional value and income potential, offering a bright living and dining area, a well-appointed kitchen with quartz countertops and

stainless steel appliances, two bedrooms, a 4-piece bath, and private laundry. Ideal for tenants, a live-in nanny, or Airbnb opportunities. Additional highlights include air conditioning, fully landscaped front and rear yards, exposed aggregate patio and a double insulated hardy board exterior garage. Perfectly located near the Bow River Pathway, Foothills Medical Centre, Alberta Children's Hospital, off-leash parks, schools, shopping, and public transit—with easy access to major routes—this home is nestled in the highly sought-after community of Parkdale on a very quiet street - literally steps away from Foothills Medical Centre! Meticulously designed by Jouge Studio, this exceptional three-storey residence offers nearly 3,400 sq ft of thoughtfully curated luxury living space.