

# \$1,165,000 - 525 35 Street Nw, Calgary

MLS® #A2250719

**\$1,165,000**

4 Bedroom, 4.00 Bathroom, 1,953 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

OPEN HOUSE SUNDAY AUG 24TH 1-3 PM.

You are going to love this beautiful home and the great community it is in, schools, parks, bike paths and the river very close by, shopping and restaurants, hiking trails, and so close into downtown, very easy commute. The curb appeal is outstanding and i know you are going to love the very open floor plan which features so many huge windows up and down to let lots of light in. Some of the stunning features in this home are the 9 foot high ceilings all throughout the main level and the beautiful hardwood floors, a true chef's kitchen with a 14' waterfall island, 42" shaker cabinets, upscale Kitchen Aide appliances with a gas cook top and hood fan, plus a built in oven. Knockdown stipple, estate casing and baseboard., triple pain windows, custom built ins, high quality basement dev. with a wet bar and entertainment centre, bar fridge, large bedroom and 4 pc. bath, rec room and plenty of storage. The upstairs features 3 excellent bedrooms, one with two story high ceilings and windows, a spa inspired ensuite with a stand alone air tub, heated floors, steam shower and a walk in closet. Vaulted staircase, designer carpets, tile floors in all baths, prof. landscaping, Trex decking, private rear yard, in floor heating, natural gas hook up, and a large double garage and don't overlook the central air conditioning. This is a beautiful home in a great community and has to be seen, possession is very negotiable so come and have a close look.



Built in 2017

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250719               |
| Price          | \$1,165,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,953                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 525 35 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2Z4          |

## Amenities

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

## Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings                                |
| Heating           | High Efficiency, Forced Air                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                      |

|                 |                 |
|-----------------|-----------------|
| # of Fireplaces | 1               |
| Fireplaces      | Gas, Great Room |
| Has Basement    | Yes             |
| Basement        | Finished, Full  |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Other                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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