

# \$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, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
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
Zoning	R-CG

## Listing Details

Listing Office	Calgary West Realty
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