\$1,349,999 - 531 35a Street Nw, Calgary

MLS® #A2199748

\$1,349,999

5 Bedroom, 4.00 Bathroom, 2,034 sqft Residential on 0.07 Acres

Parkdale, Calgary, Alberta

***Open House On Saturday APRIL 12th 1-3 pm ***Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located on a quite street with west facing backyard and only a block away from the Bow river walking/biking path network in a very desirable community of Parkdale. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the east facing front door into bright and open main floor layout where Gleaming natural oak Herringbone hardwood will steal your breath away. Central Gourmet chef-inspired kitchen with High end Jenn-Air appliances and Porcelain(not quartz or granite) countertops with plenty of cabinetry and storage. Cozy living room with natural gas fireplace and built-in is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity, freestanding bath tub and walk-in tile finished shower. Private toilet. Inconspicuous fully finished 2 bedroom legal basement suite provides extra space for growing family among many other options. Exterior is fully finished with hardie board and stone. Sunny west facing deck is perfect for evening hangouts. Double detached rear car garage. To be Fully







landscaped. Call or email for more information.

Built in 2024

Essential Information

MLS® # A2199748 Price \$1,349,999

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,034 Acres 0.07 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 531 35a Street Nw

Subdivision Parkdale
City Calgary
County Calgary
Province Alberta
Postal Code T2N3A1

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Soaking Tub, Sump

Pump(s), Vaulted Ceiling(s)

Appliances Dishwasher, Gas Stove, Humidifier, Microwave, Refrigerator,

Washer/Dryer, Washer/Dryer Stacked

Heating In Floor, Electric, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Interior Lot

1

Roof Asphalt Shingle

Construction Cedar, Concrete, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 49

Zoning RCG

Listing Details

Listing Office URBAN-REALTY.ca

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