



THE
A-TEAM

**RE/MAX
FIRST**

727 35A Street, Calgary T2N 3A3

MLS®#: **A2086396**

Area: **Parkdale**

Listing Date: **11/01/23**

List Price: **\$2,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **557 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,726**
Low Sqft:
Ttl Sqft: **2,726**

DOM

200
Layout
Beds: **5 (3 2)**
Baths: **4.0 (3 2)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Mixed,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`7" x 16`0"
Dining Room	Main	14`9" x 11`0"
Walk-In Closet	Main	11`0" x 7`3"
Bedroom	Main	11`4" x 10`6"
Loft	Upper	24`0" x 18`3"
Bedroom	Basement	13`6" x 10`0"
Game Room	Basement	25`9" x 18`0"
Media Room	Basement	20`4" x 15`8"
2pc Bathroom	Upper	
4pc Ensuite bath	Basement	

Room	Level	Dimensions
Kitchen	Main	23`10" x 10`8"
Bedroom - Primary	Main	15`0" x 14`0"
Bedroom	Main	11`3" x 11`0"
Laundry	Main	7`2" x 6`4"
Bedroom	Basement	13`5" x 11`5"
Library	Basement	13`5" x 7`3"
Exercise Room	Basement	14`4" x 9`6"
2pc Bathroom	Main	
4pc Bathroom	Basement	
4pc Ensuite bath	Main	

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C2

TBV

Remarks

Pub Rmks: **You haven't seen a home like this in PARKDALE or anywhere else in Calgary! Coming soon from ALLIANCE CUSTOM HOMES is this ULTRA-LUXURY DETACHED INFILL w/ over 4,600 sq ft of living space, complete w/ 5-BEDS + OFFICE/FLEX SPACE, open-to-above VAULTED KITCHEN/DINING/LIVING area, an entire UPPER FLOOR LOFT w/ wet bar & DUAL BALCONIES, a dedicated HOME GYM, a private STUDY w/ DUAL BUILT-IN DESKS, an OVERSIZED 22-ft x 24-ft detached garage, plus DESIGNER LIGHTING, upgraded luxury appliances, smart home capabilities, and more! All the modern conveniences and layout features you expect from a new infill are still found in this bungalow-like home, w/ a spacious, welcoming foyer and rear mudroom w/ bench and hooks, large windows and expansive patio doors overlooking the Southwest and Northwest views, an elegant powder room, and a tiled laundry room w/ two walls of upper cabinets and sink w/ tiled floors. Around 20-ft high, a vaulted ceiling spans the entire length of the main floor, sitting above the dining room w/ buffet counter and built-in pantry, into the open kitchen w/ upgraded stainless steel appliances and extra-long island w/ quartz counters and full-height contemporary backsplash, finishing in the rear living room w/ built-in custom millwork surrounding the inset gas fireplace. This area is also open above for even more of a sky-high feeling, peeking into the upper loft space. The primary suite has private patio doors, dual bedside windows for even more natural light, an oversized walk-in closet w/ barn door, and a glamorous 5-pc ensuite complete w/ an ultra-luxurious TWO-WAY GAS FIREPLACE. The secondary bedroom on this level shares a Jack and Jill bathroom w/ the front office/flex space, w/ dual vanity and private water closet/bathtub. Upstairs, a large loft is home to a full wall wet bar w/ refrigerator, tall cabinets, quartz counter, and full-height backsplash. Two balconies w/ large patio doors offer the perfect spot for morning coffee and evening nightcaps. Downstairs, the luxuries continue w/ a large rec area, a media area w/ another wet bar, two additional bedrooms w/ their own 4-pc ensuites and large walk-in closets, plus a good-sized study w/ barn door and two built-in desks and a dedicated home gym w/ sports flooring and a glass wall. Parkdale is a popular inner-city community with several luxury estate homes and infills. Consistently ranking among Calgary's most desirable inner-city family neighbourhoods, Parkdale is a favourite among urban buyers for its upscale curb appeal, professional demographic, and family-friendly amenities. You're close to several public and private schools, including Westmount Charter School, Parkdale Elementary School, and the University of Calgary campus. Adding to the list of perks, this location is just a short 10-min walk from the Lazy Loaf & Kettle, Leavitt's Ice Cream Shop, and the Bow River Pathway! Call today to learn how to turn this coming soon house into your dream home today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX HOUSE OF REAL ESTATE**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









