



THE
A-TEAM

**RE/MAX
FIRST**

127 35 Street, Calgary T2N 2Z1

MLS® #: **A2121633**

Area: **Parkdale**

Listing Date: **04/11/24**

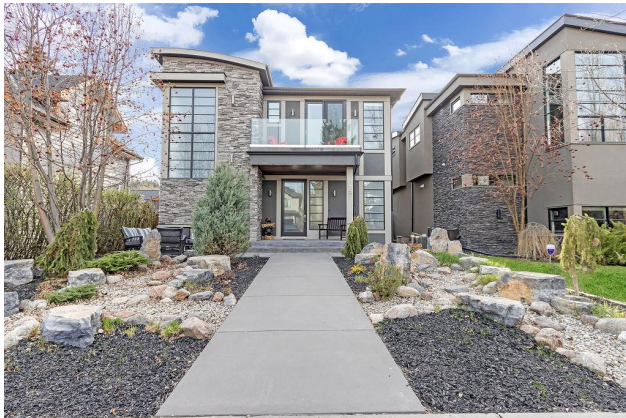
List Price: **\$1,799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,982 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,636**

Low Sqft:

Ttl Sqft: **2,636**

DOM

38

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Courtyard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	20`10" x 17`7"
Dining Room	Main	17`4" x 12`2"
Bedroom - Primary	Upper	19`3" x 15`7"
3pc Bathroom	Upper	11`2" x 8`10"
Bedroom	Upper	13`2" x 11`7"
Family Room	Lower	28`6" x 17`6"
Bedroom	Lower	12`3" x 9`0"

Room	Level	Dimensions
Kitchen	Main	23`11" x 13`3"
2pc Bathroom	Main	6`9" x 3`6"
5pc Ensuite bath	Upper	13`0" x 12`10"
Laundry	Upper	9`5" x 5`11"
Bedroom	Upper	13`1" x 12`6"
Media Room	Lower	15`0" x 12`1"
3pc Bathroom	Lower	8`4" x 4`10"

Furnace/Utility Room	Lower	12`2" x 9`8"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C2	
Legal Desc:	1111294		Remarks
Pub Rmks:	Open House Saturday April 14 and Sunday April 14 1-3:30pm. Live by the river! Location location location! Nestled in the quiet yet central Golden Triangle of Parkdale, this custom built masterpiece is just steps to the Bow River in a no-flood zone. The low-maintenance landscaping is perfect for the busy family that wants to enjoy the river atmosphere or even head out of town instead of mowing. The curb appeal of this custom home is only rivalled by the exquisite interior design. A Lindner Brothers built home featuring 10' flat ceilings that set the stage for an impressive open concept main floor with Chef's kitchen, entertainer's dream island, large dining areas and great room with a stunning linear gas fireplace. Bright, double width patio doors lead to a sunny west concrete patio area with 2 gas outlets. Upstairs has an amazing master with vaulted ceilings, spa like ensuite with heated floors & walk in closet. Two more ample sized bedrooms, laundry room with sink, 3-piece bath with heated floors, balcony and multiple skylights complete this beautiful level. The lower level has a wide-open games/family room with gas fireplace, wet bar with built-ins, a spacious bedroom, 3 piece bath & incredible Theatre Room that is sound insulated with ambient lighting and acoustic panels. All floors have been insulated for sound separation. Built-in storage is abundant on all 3 levels. There are built-in speakers throughout the home & back patio, 2 A/C units, 2 furnaces & in-floor heat in the basement. With miles of riverfront grassy parkland just steps away, this attractive yet low maintenance property lets you focus on your passions. Just minutes to downtown, Market Mall, U of C, Foothills & Children's Hospitals, shopping & transit.		
Inclusions: Property Listed By:	N/A CIR Realty		

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



