



THE
A-TEAM

**RE/MAX
FIRST**

727 35A Street, Calgary T2N 3A3

MLS®#: **A2169251**

Area: **Parkdale**

Listing Date: **09/28/24**

List Price: **\$2,425,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,692**

Low Sqft:

Ttl Sqft: **2,692**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

54

Layout

Beds: **4 (2 2)**

Baths: **6.0 (5 2)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room Level Dimensions
Living Room **Main** **16`9" x 15`10"**
Dining Room **Main** **14`5" x 10`4"**
Walk-In Closet **Main** **10`11" x 7`1"**

Room Level Dimensions
Kitchen **Main** **20`1" x 8`11"**
Bedroom - Primary **Main** **14`10" x 14`4"**
Bedroom **Main** **11`11" x 10`10"**

Office	Main	111`5" x 10`6"	Laundry	Main	7`9" x 6`4"
Loft	Upper	23`11" x 17`9"	Bedroom	Basement	13`7" x 13`6"
Bedroom	Basement	13`2" x 11`0"	Library	Basement	11`2" x 7`3"
Game Room	Basement	25`6" x 18`0"	Exercise Room	Basement	14`2" x 11`8"
Media Room	Basement	14`2" x 11`8"	2pc Bathroom	Main	6`9" x 6`4"
2pc Bathroom	Upper	6`1" x 4`11"	4pc Bathroom	Basement	9`7" x 4`11"
4pc Ensuite bath	Basement	9`6" x 4`11"	4pc Ensuite bath	Main	10`10" x 7`6"
Mud Room	Main	8`1" x 4`11"	5pc Ensuite bath	Main	17`6" x 9`2"
Mud Room	Main	8`1" x 4`11"	5pc Ensuite bath	Main	17`6" x 9`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **TBV**

Remarks

Pub Rmks: **You haven't seen a home like this in PARKDALE or anywhere else in Calgary! Built by ALLIANCE CUSTOM HOMES is this ULTRA-LUXURY DETACHED BUNGALOW w/ over 4,600 sq ft of living space comes complete w/ 4-BEDS + OFFICE/FLEX SPACE, open-to-above 20 FT VAULTED KITCHEN/DINING/LIVING area, an entire UPPER FLOOR LOFT w/ wet bar & DUAL BALCONIES, a dedicated HOME GYM, MEDIA ROOM, 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 & layout features you expect from a new infill are still found in this bungalow-like home, w/ a spacious, welcoming foyer & rear mudroom w/ bench & hooks, large windows and expansive patio doors overlooking the WEST BACKYARD, an elegant powder room, and a tiled laundry room w/ two walls of upper cabinets and sink w/ tiled floors. The 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 WOLF & SUB-ZERO appliances & extra-long island w/ thick QUARTZ counters & full-height QUARTZ backsplash, finishing off in the rear living room w/ built-in custom millwork surrounding the inset gas fireplace with stunning built-ins. 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 & a glamorous 5-pc ensuite complete w/ an ultra-luxurious TWO-WAY GAS FIREPLACE. The secondary bedroom on this level shares a Jack & Jill bathroom w/ the front office/flex space, w/ dual vanity & walk-in glass shower. Upstairs, a large loft is home to a full wall wet bar w/ bar fridge, tall cabinets, Dekton counter & full-height backsplash. Two balconies w/ large patio doors offer the perfect spot for morning coffee & evening nightcaps. Downstairs, the luxuries continue w/ a large rec area w/ a wet bar, separate MEDIA ROOM, two additional bedrooms w/ their own 4-pc ensuites & large walk-in closets, plus a good-sized study (OR craft & wrapping room) w/ barn door and two built-in work spaces 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 & private schools, including Westmount Charter School, Parkdale Elementary, and the U of C. The Foothills & Children's Hospitals are just up the hill! Adding to the list of perks, this location is just a short 10-min walk to coffee shops, local amenities, & the Bow River Pathway! Call today to learn how to turn this stunning build 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









