



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**

Lot Information

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

Finished Floor Area

Abv Sqft: **2,692**

Low Sqft:

Ttl Sqft: **2,692**

DOM

**84**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>55`0" x 51`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>65`11" x 29`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>47`4" x 33`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>48`8" x 47`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>35`10" x 23`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>39`1" x 35`6"</b>

<b>Office</b>	<b>Main</b>	<b>365`7" x 34`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>25`5" x 20`9"</b>
<b>Loft</b>	<b>Upper</b>	<b>78`6" x 58`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>44`7" x 44`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>43`3" x 36`1"</b>	<b>Library</b>	<b>Basement</b>	<b>36`8" x 23`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>83`8" x 59`1"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>46`6" x 38`3"</b>
<b>Media Room</b>	<b>Basement</b>	<b>46`6" x 38`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>22`2" x 20`9"</b>
<b>2pc Bathroom</b>	<b>Upper</b>	<b>19`11" x 16`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>31`5" x 16`2"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>31`2" x 16`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>35`6" x 24`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>26`6" x 16`2"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>57`5" x 30`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>26`6" x 16`2"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>57`5" x 30`1"</b>

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**









