



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**536 35 Street, Calgary T2N 2Z3**

MLS®#: **A2197786**

Area: **Parkdale**

Listing Date: **03/03/25**

List Price: **\$1,550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,411**

Low Sqft:

Ttl Sqft: **2,411**

Lot Information

Lot Sz Ar: **3,595 sqft**

Lot Shape:

DOM

**6**

Layout

Beds: **4 (3 1 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Pantry</b>	<b>Main</b>	<b>5`7" x 6`10"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`2" x 4`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 15`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`3" x 17`7"</b>
<b>Office</b>	<b>Main</b>	<b>5`2" x 8`7"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`0" x 6`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`2" x 11`5"</b>	<b>Entrance</b>	<b>Main</b>	<b>6`8" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 6`2"</b>	<b>Balcony</b>	<b>Main</b>	<b>22`2" x 10`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>11`1" x 10`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`3" x 5`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`7" x 5`5"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`4" x 5`6"</b>

**Bedroom** Upper 12`1" x 13`7"  
**5pc Ensuite bath** Upper 9`3" x 15`9"  
**Walk-In Closet** Upper 6`7" x 5`5"  
**Family Room** Upper 15`10" x 24`4"  
**Storage** Basement 4`11" x 4`0"  
**Bedroom** Basement 10`7" x 11`8"

**Bedroom** Upper 12`1" x 13`7"  
**Bedroom - Primary** Upper 13`1" x 13`5"  
**4pc Ensuite bath** Upper 7`4" x 5`7"  
**Exercise Room** Basement 8`11" x 9`11"  
**4pc Bathroom** Basement 8`7" x 8`7"  
**Furnace/Utility Room** Basement 6`6" x 11`7"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-CG  
 Legal Desc: 2311984

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Mar. 5th 4-7pm, Mar. 7th 2-4pm and Mar. 9th 1-3pm \*\* Welcome to this stunning, multi-level home located in the highly sought-after Parkdale neighborhood of NW Calgary. Offering a blend of modern luxury, thoughtful design, and exceptional craftsmanship, this home is a true masterpiece. On the main floor, the open-concept layout is designed for both elegance and practicality. The entryway leads to a formal dining room, ideal for hosting guests, with a powder room conveniently located nearby. The chef-inspired kitchen boasts high-end appliances, including a 6-burner gas stove, built-in panelled fridge, and panelled dishwasher. A large island and walk-through pantry provide plenty of space for meal prep and make entertaining a breeze. Custom lighting and a stylish custom hood fan enhance the space. A gas fireplace with custom built-ins adds warmth and sophistication in the living room. By the backdoor there is a private home office, mudroom with built-in storage. This home also features air conditioning for your comfort throughout the year. The floating staircase with wood and glass railings, along with custom finishes throughout the home, highlight the quality craftsmanship found in every corner. The upper floor serves as a luxurious retreat, highlighted by the expansive primary suite. Featuring a coffered ceiling, recessed lighting, and a spa-inspired 5-piece ensuite offers the perfect escape. Unwind in the soaker tub, enjoy the walk-in shower with a rainfall showerhead, or indulge in the dual vanities. Floor-to-ceiling windows provide an abundance of natural light and a tranquil setting. Two secondary bedrooms, each with their own ensuite bathrooms and walk in closets, ensure privacy and comfort for the entire family. A conveniently located laundry room with a drying rack completes this floor. The fully finished basement is an entertainer's dream, offering a spacious recreation room, custom wet bar, and wine cellar to store your finest collections. The private gym with glass walls creates a motivating workout environment. A generously sized bedroom with a walk-in closet completes this level, and in floor heating ensures comfort year-round. Outside, the backyard features a Duradeck deck, perfect for outdoor entertaining or quiet relaxation. A gas line is conveniently placed for your BBQ needs. The fantastic location is kitty-corner to Parkdale Park, within walking distance to Karl Baker Off-Leash Park, The Lazy Loaf and Kettle, the Bow River, and Foothills Hospital! Don't miss this fantastic opportunity to own a one-of-a-kind luxury home in an unbeatable location—schedule your private showing today!**

Inclusions: None  
 Property Listed By: eXp Realty

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











