



THE
A-TEAM

**RE/MAX
FIRST**

531 35A Street, Calgary T2N3A1

MLS®#: **A2199748**

Area: **Parkdale**

Listing Date: **03/07/25**

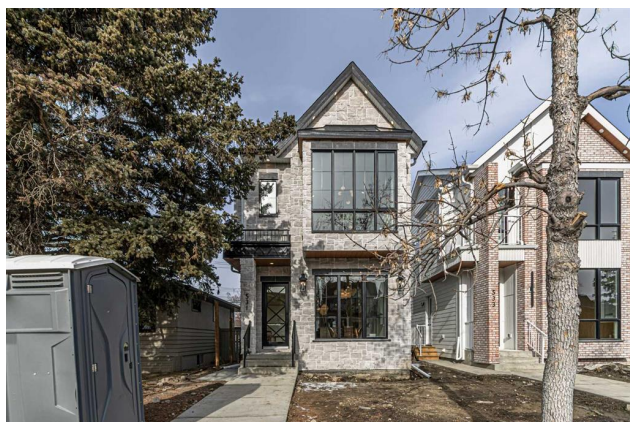
List Price: **\$1,349,999**

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: **3,000 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,034**
Low Sqft:
Ttl Sqft: **2,034**

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Interior Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Stove,Humidifier,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Bookcases,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	16`3" x 12`0"
Bedroom	Second	11`3" x 10`3"
Bedroom	Lower	11`10" x 9`4"
Kitchen	Main	23`6" x 12`0"
Laundry	Second	8`7" x 5`4"
4pc Bathroom	Second	11`10" x 6`5"
2pc Bathroom	Main	5`1" x 4`9"

Room	Level	Dimensions
Bedroom	Second	13`6" x 10`0"
Bedroom	Lower	10`0" x 9`8"
Living Room	Main	14`5" x 13`7"
Dining Room	Main	13`3" x 10`11"
5pc Ensuite bath	Second	14`6" x 9`11"
4pc Bathroom	Lower	9`5" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
RCG

8321AF

Remarks

Pub Rmks:

Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located on a quite street with west facing backyard and only a block away from the Bow river walking/biking path network in a very desirable community of Parkdale. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the east facing front door into bright and open main floor layout where Gleaming natural oak Herringbone hardwood will steal your breath away. Central Gourmet chef-inspired kitchen with High end Jenn-Air appliances and Porcelain(not quartz or granite) countertops with plenty of cabinetry and storage. Cozy living room with natural gas fireplace and built-in is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Inconspicuous fully finished 2 bedroom legal basement suite provides extra space for growing family among many other options. Exterior is fully finished with hardie board and stone. Sunny west facing deck is perfect for evening hangouts. Double detached rear car garage. To be Fully landscaped. Call or email for more information.

Inclusions:
Property Listed By:

See Appliances
URBAN-REALTY.ca

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





