

# \$1,349,999 - 531 35a Street Nw, Calgary

MLS® #A2199748

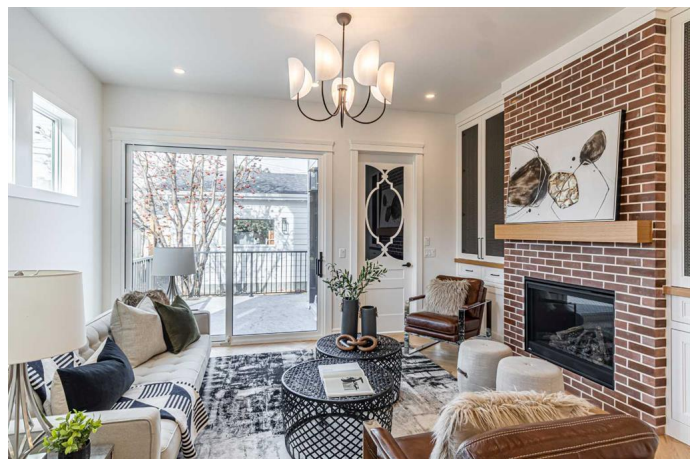
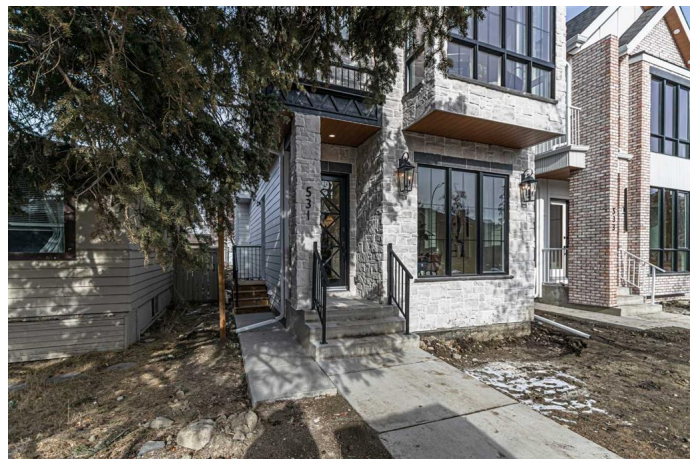
**\$1,349,999**

5 Bedroom, 4.00 Bathroom, 2,034 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

\*\*\*Open House On Saturday APRIL 12th 1-3 pm \*\*\*Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located on a quiet 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.

Built in 2024

**Essential Information**

MLS® #	A2199748
Price	\$1,349,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,034
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	531 35a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3A1

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Bookcases, Soaking Tub, Sump Pump(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas, Electric, In Floor

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	74
Zoning	RCG

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.