



740 35 Street Calgary Alberta

\$2,225,000

This is a brand new 112-year-old house. Originally built in 1913, the Founder's House has been completely restored by Studio North, one of Calgary's leading design practices. It sits on a corner lot in a playground zone and backs directly onto a park, community garden, baseball diamond, and a Zamboni-maintained outdoor rink. It's an ideal setting for family life in the inner city. Now a designated Municipal Heritage Resource, the home combines original character with thoughtful, long-lasting upgrades. It features old-growth Douglas fir trim, a wood-burning fireplace, and a reworked kitchen with custom cabinetry, locally crafted millwork, and leather-finished granite countertops that are durable and comfortable to use. Triple-pane French doors open from the garden room to a generous backyard deck with natural gas hookups for an outdoor kitchen or fire table. The front veranda includes a built-in porch swing, picnic table, and overhead heater. Great spaces to enjoy morning coffee or take in a ball game at the park. Upstairs are three bedrooms and two full bathrooms. The primary bedroom gets soft morning light and includes an operable skylight that improves airflow and keeps the home cool in the warmer months. The ensuite has panoramic windows, a soaker tub, walk-in shower, and in-floor heating. The second bathroom retains original heritage fixtures and looks out over the trees and field behind the house. The home has been fully upgraded with 2-inch Rockwool insulation, new cedar shingles over an EPDM roof, an HRV system, high-efficiency boiler, updated windows, and a complete mechanical overhaul. The basement was also reinsulated and re-finished with higher ceilings and a full bathroom. It's a versatile space for a family room, studio, or extra storage. The brand new detached two-car garage features Douglas fir siding, radiant in-floor heat, 400 amp electrical service, cl...

Recreational, Games room 21.83 Ft x 12.58 Ft
 3pc Bathroom 8.33 Ft x 4.58 Ft
 Kitchen 17.17 Ft x 10.17 Ft
 Dining room 11.92 Ft x 11.17 Ft
 Breakfast 10.17 Ft x 9.92 Ft
 Family room 11.25 Ft x 10.33 Ft

Primary Bedroom 15.17 Ft x 13.50 Ft
 Bedroom 13.42 Ft x 10.42 Ft
 Bedroom 9.92 Ft x 9.58 Ft
 4pc Bathroom 9.75 Ft x 9.58 Ft
 5pc Bathroom 18.92 Ft x 9.17 Ft
 Bedroom 12.75 Ft x 9.33 Ft

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2pc Bathroom 6.08 Ft x 2.67 Ft
Laundry room 6.42 Ft x 2.92 Ft

3pc Bathroom 9.33 Ft x 2.92 Ft