



907 35A Street Calgary Alberta

\$1,499,000

* OPEN HOUSE - SUNDAY, OCT. 25, 3-5PM * Experience elevated inner-city living in this architecturally striking 3-storey luxury semi-detached residence in highly sought-after Parkdale. Thoughtfully designed with refined modern elegance, this exceptional home blends sophisticated finishes, functional design, and upscale comfort in one of Calgary's most prestigious lifestyle locations. Set on a quiet street just moments from the Bow River Pathway System, Foothills Hospital, Alberta Children's Hospital, Westmount Charter School, the University of Calgary, and downtown, this residence offers the perfect balance of urban convenience and tranquil residential living. Designed to impress, the main floor showcases timeless contemporary styling with a seamless open-concept layout tailored for both everyday living and entertaining. A stunning chef-inspired kitchen anchors the space with custom ceiling-height cabinetry, quartz countertops, full-height backsplash detailing, an oversized statement island, and a premium stainless steel appliance package including a gas cooktop, built-in wall oven, built-in microwave, and designer hood fan. Expansive living and dining spaces are complemented by oversized windows, designer lighting, and a striking full-height tiled gas fireplace with custom millwork. Large sliding glass doors open to the sunny WEST-facing backyard, creating an effortless indoor-outdoor lifestyle ideal for summer evenings. A well-appointed mudroom with built-in storage provides practical luxury alongside direct access to the double detached garage. The second level is dedicated to comfort and privacy, featuring beautifully finished bedrooms, a designer laundry room, and a stunning primary retreat complete with a spa-calibre ensuite. Heated tile floors, dual vanities, a freestanding soaker tub, oversized glass shower, and a custom walk-in closet create a true boutique hot...

Bedroom 9.75 Ft x 9.50 Ft

Bedroom 12.08 Ft x 10.75 Ft

Primary Bedroom 14.00 Ft x 12.83 Ft

Laundry room 8.83 Ft x 5.67 Ft

Other 8.83 Ft x 6.33 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bonus Room 20.08 Ft x 17.42 Ft

Recreational, Games room 18.00 Ft x 13.00 Ft

Bedroom 12.42 Ft x 10.00 Ft

Sauna 8.50 Ft x 5.00 Ft

Exercise room 9.00 Ft x 7.42 Ft

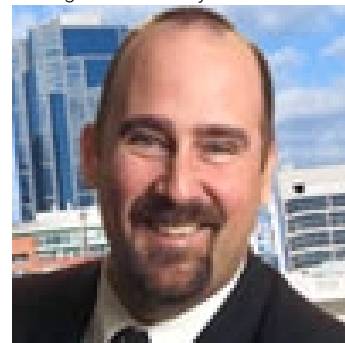
Other 9.00 Ft x 5.00 Ft

3pc Bathroom Measurements not available

Living room 14.08 Ft x 12.50 Ft

Kitchen 20.00 Ft x 9.00 Ft_a

Listing Presented By:



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RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Office 12.00 Ft x 12.00 Ft Dining room 12.83 Ft x 11.83 Ft

4pc Bathroom Measurements not available