



## 917 35 Street Calgary Alberta

\$975,000

Situated at the top of 35th Street, this elegant Parkdale home is your opportunity to own in an established inner-city community. Filled with natural light from large east and west-facing windows, this home provides a thoughtful layout featuring a spacious dining room leading to an open-concept kitchen and family room. The chef's kitchen includes a stunning waterfall island with quartz countertops and built-in appliances. The cozy family room features a gas fireplace surrounded by custom built-in bookcases. As you ascend to the second level, a split-stone quartzite feature wall draws your attention to the impressive fifteen-foot vaulted ceiling. Upstairs you will find the primary retreat that includes a two-way gas fireplace, a large walk-in closet, and a spectacular ensuite bathroom with a walk-in shower, soaker tub, and dual vanity. Conveniently located on the second floor is the functional laundry room which features new high-efficiency washer and dryer. The basement offers a large recreation room with a third gas fireplace, a dry bar with a bar fridge and quartz countertops. Nine-foot ceilings in the basement ensure a spacious feel throughout. Additionally, there is a fourth bedroom with a large walk-in closet providing ample storage. Another highlight of this home is the professionally landscaped backyard. Low-maintenance hardscaping with custom lighting provides the perfect place to spend your summer nights. High-end finishes include solid-core doors for maximum soundproofing, a newly sealed aggregate walkway, and central air-conditioning installed in 2021. Parkdale is an established community that is sure to provide a vibrant inner-city lifestyle; providing a community hub the Parkdale Community Association offers local programming and recreational facilities for the residents of Parkdale. This home is ideal for medical professionals seeking easy access to t...

Laundry room 6.92 Ft x 5.42 Ft

Primary Bedroom 17.00 Ft x 12.75 Ft

Bedroom 11.00 Ft x 9.83 Ft

Bedroom 10.00 Ft x 9.75 Ft

4pc Bathroom 8.25 Ft x 6.92 Ft

5pc Bathroom 17.42 Ft x 7.83 Ft

Bedroom 13.83 Ft x 11.75 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft

Kitchen 17.25 Ft x 9.58 Ft

Dining room 12.58 Ft x 12.00 Ft

Other 12.92 Ft x 10.42 Ft

Living room 15.00 Ft x 12.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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Family room 19.17 Ft x 17.17 Ft

Foyer 7.50 Ft x 5.17 Ft

Recreational, Games room 12.08 Ft x 10.75 Ft

2pc Bathroom 6.25 Ft x 5.00 Ft