

# \$1,195,000 - 734 35 Street Nw, Calgary

MLS® #A2246574

**\$1,195,000**

4 Bedroom, 4.00 Bathroom, 1,876 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Nestled in one of Calgary's most sought after communities, this exquisite modern farmhouse backs directly onto the lush community gardens and open fields of the Parkdale Community Centre, offering an unmatched blend of tranquility and convenience for family living. From first glance, the home impresses with its exceptional curb appeal, featuring a charming front patio perfect for morning coffee or evening chats with neighbours. Inside, soaring 10' ceilings, engineered hardwood flooring on the main and upper levels, and expansive windows create a bright and welcoming ambiance throughout. Boasting 4 spacious bedrooms and 3.5 beautifully appointed bathrooms, this home was thoughtfully curated to accommodate both everyday family life and elegant entertaining. A formal front dining room comfortably hosts large gatherings and effortlessly flows into the heart of the home; the kitchen. Outfitted with high-end appliances, sleek quartz countertops, an abundance of custom cabinetry, and an expansive centre island, this kitchen is a chef's dream and the perfect hub for family connection. The adjoining living room is equally impressive, showcasing a cozy gas fireplace anchored by custom built-ins and sliding glass doors that open to a private deck; ideal for al fresco dining and summer BBQs. As you ascend to the second level, three generously sized bedrooms, a full bath, and a convenient laundry room await. The primary suite is a true sanctuary, featuring a large



picture window, a custom walk-through closet, and a lavish 5pc ensuite with heated floors, a deep soaker tub, and a glass-enclosed shower. The fully developed lower level is designed for family enjoyment with a spacious recreation room and custom wet bar, perfect for movie nights or entertaining guests. A fourth bedroom and full 3pc bath complete this versatile space, making it ideal for teenagers, guests, or a home office. Step outside into your private backyard oasis, complete with beautifully landscaped gardens, a spacious deck with BBQ gas hookup, and a detached double garage that includes a custom kidsâ€™™ rock climbing wall, creating a unique and playful touch for young adventurers. Located on a quiet, tree lined street, this home is just steps from the Bow River Pathway System, Foothills Hospital, and minutes from Market Mall, the University of Calgary, and the vibrant University District. This exceptional property blends timeless design with modern luxury, creating the perfect forever home for families who value comfort, community, and style. Welcome Home to beautiful Parkdale.

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246574               |
| Price          | \$1,195,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,876                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

Status Active

### Community Information

Address 734 35 Street Nw  
Subdivision Parkdale  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2N 2Z5

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer  
Heating In Floor, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden, Other, Private Yard  
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, Treed, Views  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 7th, 2025

|                |      |
|----------------|------|
| Days on Market | 16   |
| Zoning         | R-CG |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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