$2,499,000 - 703 35 Street Nw, Calgary

MLS® #A2254598

$2,499,000
4 Bedroom, 5.00 Bathroom, 3,050 sqft
Residential on 0.14 Acres

Parkdale, Calgary, Alberta

Experience the epitome of luxury with this exclusive French-inspired home crafted by the renowned William Blake Homes. Ideally positioned on a coveted corner lot in the sought after neighbourhood of Parkdale, this brand new custom residence exudes elegance and sophistication. The main floor showcases 10 foot ceilings, a stunning fireplace, and a versatile home office â€” perfect for both work and entertaining. The chefâ€™s kitchen is a culinary masterpiece, featuring premium appliances, an expansive layout, and a sophisticated butlerâ€™s pantry. Upstairs, discover vaulted ceilings, three generously sized bedrooms, including a luxurious primary suite with dual closets and a spa-like ensuite that promises a sanctuary of comfort with heated flooring. The upper-level laundry adds an extra touch of convenience. The beautifully finished basement, with heated flooring, boasts a spacious recreational area with wet bar and a large gym, ideal for both relaxation and entertaining. The centrally located wine wall is an art piece in itself as it showcases your collection of wines. This spectacular home is complete with a three car garage and landscaping. Uniting unmatched craftsmanship, modern luxury, and exceptional functionality, this residence offers an unparalleled lifestyle just minutes from downtown, with close proximity to Foothills Hospital, schools, parks, transit, dining, and retail â€” all in one of Calgary's most sought-after neighbourhoods.

Built in 2025

Essential Information

MLS® #	A2254598
Price	$2,499,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,050
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	703 35 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Z6

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Wine Refrigerator, Oven, Washer/Dryer Stacked
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty

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