\$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 chef's kitchen is a culinary masterpiece, featuring premium appliances, an expansive layout, and a sophisticated butler'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.





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,

Washer/Dryer Stacked, Oven, Wine Refrigerator

Heating In Floor, Fireplace(s), Forced Air

Cooling Rough-In

Fireplace Yes

of Fireplaces

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 52

Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.