

# \$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 – 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 – 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 | 27                  |
| 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.