

# \$830,000 - 417 35 Avenue Nw, Calgary

MLS® #A2220465

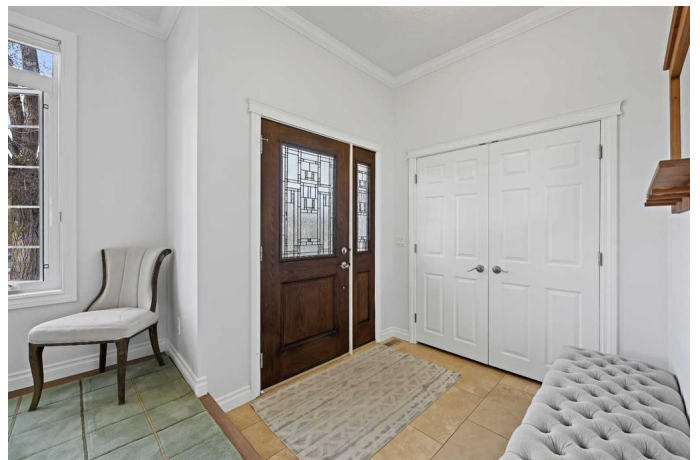
**\$830,000**

4 Bedroom, 4.00 Bathroom, 1,890 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Perfectly positioned on a quiet, tree-lined street in Highland Park, this chic and updated residence blends thoughtful design, high-end finishes, and everyday functionality. Not your typical infill, this home offers an elevated lifestyle just minutes from downtown, top-rated schools, and major thoroughfares, ideal for professionals and families alike. Inside, 2829 sq ft of finished living space awaits. The bright and airy open-concept layout is flooded with natural light and complemented by air conditioning, newly installed hardwood floors, and an inviting floorplan that flows effortlessly. At the heart of the home is a show-stopping chef's kitchen, complete with granite countertops, an oversized island, sleek KitchenAid appliances including a gas cooktop and built-in convection oven, painted maple cabinetry, and a walk-in pantry. The adjacent living room is anchored by a striking floor-to-ceiling masonry fireplace, coffered ceilings, and a wall of south-facing windows that overlook the beautifully landscaped backyard. Step outside to the expansive south-facing deck - private, sun-soaked, and built for outdoor living. Upstairs, the primary retreat is a serene sanctuary, featuring a skylight, 5-piece ensuite with heated floors, a soaker tub, and a multi-head glass shower. Two additional spacious bedrooms and a well-appointed laundry room with built-ins complete the upper level. The professionally developed lower level is perfect for relaxing or entertaining, boasting in-floor heat, a custom



wet bar, a generous fourth bedroom, den, a 4-piece bath, and a flexible media room or studio space. This home was built to a higher standard than today's homes with the exposed aggregate walkway, solid concrete steps leading to the doorway, coffered ceilings in the living room, insulated and painted garage, and stucco – tough to get this quality for a good price these days. This property offers the best of both worlds: a mature, established community paired with contemporary style and superior craftsmanship.

Built in 2012

### Essential Information

MLS® #	A2220465
Price	\$830,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,890
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	417 35 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0C2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Storage, Wet Bar, Tray Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.