

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

MLS® #A2220465

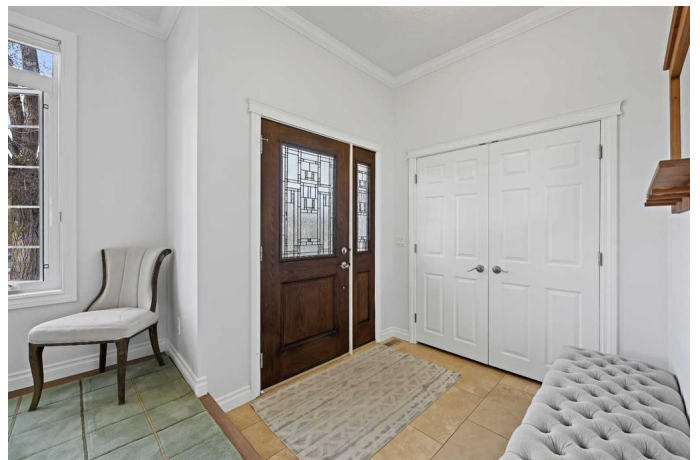
**\$830,000**

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 | 6              |
| Zoning         | R-CG           |

## Listing Details

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

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