# \$2,225,000 - 740 35 Street Nw, Calgary

MLS® #A2233367

## \$2,225,000

4 Bedroom, 5.00 Bathroom, 1,745 sqft Residential on 0.14 Acres

Parkdale, Calgary, Alberta

This is a brand new 112-year-old house.

Originally built in 1913, the Founder's

House has been completely restored by Studio

North, one of Calgary's leading design

practices. It sits on a corner lot in a playground

zone and backs directly onto a park,

community garden, baseball diamond, and a

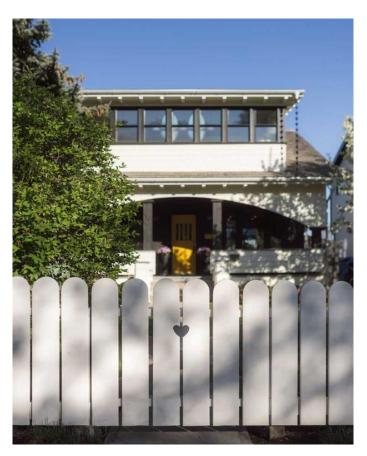
Zamboni-maintained outdoor rink. It's an

ideal setting for family life in the inner city.

Now a designated Municipal Heritage Resource, the home combines original character with thoughtful, long-lasting upgrades. It features old-growth Douglas fir trim, a wood-burning fireplace, and a reworked kitchen with custom cabinetry, locally crafted millwork, and leather-finished granite countertops that are durable and comfortable to use.

Triple-pane French doors open from the garden room to a generous backyard deck with natural gas hookups for an outdoor kitchen or fire table. The front veranda includes a built-in porch swing, picnic table, and overhead heater. Great spaces to enjoy morning coffee or take in a ball game at the park.

Upstairs are three bedrooms and two full bathrooms. The primary bedroom gets soft morning light and includes an operable skylight that improves airflow and keeps the home cool in the warmer months. The ensuite has







panoramic windows, a soaker tub, walk-in shower, and in-floor heating. The second bathroom retains original heritage fixtures and looks out over the trees and field behind the house.

The home has been fully upgraded with 2-inch Rockwool insulation, new cedar shingles over an EPDM roof, an HRV system, high-efficiency boiler, updated windows, and a complete mechanical overhaul. The basement was also reinsulated and re-finished with higher ceilings and a full bathroom. It's a versatile space for a family room, studio, or extra storage.

The brand new detached two-car garage features Douglas fir siding, radiant in-floor heat, 400 amp electrical service, clerestory windows, and a shop sink. A finished flex space with a bathroom and kitchenette connects to the garage and works well as a home office, guest suite, or gym.

This heritage designation also brings strong financial incentives. The home qualifies for a \$125,000 matching grant from the City of Calgary every 15 years, up to \$50,000 annually in provincial funding, and a 15 percent property tax reduction through a new municipal program.

Two development permit ready additions, designed by Studio North, are ready to build. One includes a mudroom, home office, and reading lounge. The other features a solarium with a moss garden, sunken lounge, and home office.

This is a rare opportunity to own a meaningful piece of Calgary's history. The house has been restored with care and built to serve a modern family for many years to come.

#### **Essential Information**

MLS® # A2233367 Price \$2,225,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 1,745
Acres 0.14
Year Built 1913

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 740 35 Street Nw

Subdivision Parkdale
City Calgary
County Calgary
Province Alberta

Table 275

Postal Code T2N 2Z5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Built-in Features, Vaulted Ceiling(s)

Appliances Dishwasher, Range, Refrigerator, Washer/Dryer, Window Coverings

Heating Boiler
Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Lighting

Lot Description Backs on to Park/Green Space

Roof Mixed, Rubber, Cedar Shake

Construction Mixed, Wood Frame, Cedar

Foundation Poured Concrete

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 13

Zoning R-CG

# **Listing Details**

Listing Office MaxWell Capital Realty

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