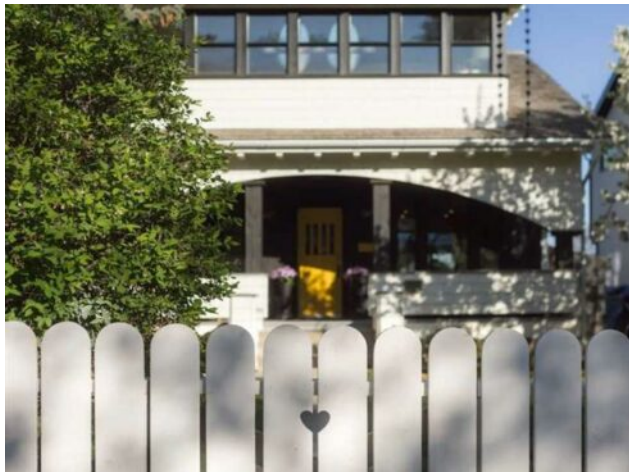


740 35 Street NW
Calgary, Alberta

MLS # A2233367



\$2,225,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,745 sq.ft.	Age:	1913 (112 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake, Mixed, Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Vaulted Ceiling(s)		

Inclusions: n/a

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.