2029 35 Avenue

Calgary | Active | MLS® A2347922

$1,829,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**2,443 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Nearing Completion! OPEN HOUSE Coming Soon…WELCOME to this Impeccably DESIGNED & Architecturally striking 3-Storey Detached home in the heart of Garrison Woods! Carefully planned around the Rhythms of Contemporary Urban living, this home gives you the walkability & energy of Upscale Marda Loop. NewTechWood Norwegian Cladding Front Facade, Offering 2,400+ sqft above grade, including DOUBLE TANDEM+garage with Contemporary Luxurious Architecture, Open-Concept MAIN LEVEL features the custom kitchen with oversized QUARTZ-Mitred waterfall-island, Custom Wood-Style Fashionista Cabinetry, Hanstone-Aspen Quartz countertops and full-height quartz backsplash. The Impressive appliance package includes a 42-inch built-in LG Studio Side x Side refrigerator, 36-inch KitchenAid Induction cooktop, Custom Faber hood-insert, KitchenAid 30’ wall oven, Print-Shield Finish microwave & dishwasher. MAIN Floor nearly 16’x10’ FORMAL dining space for the family gatherings. Enjoy the DRAMATIC & Impressive 18 FT living room which soars to the 2nd level, 3-Tiered TRANS GLOBE chandelier & features a 60” ELECTRIC DIMPLEX PRISM fireplace with quartz hearth adjacent to the Natural Light of the south-facing deck. Tasteful & Durable Hickory Bercy 7” wide engineered-hardwood with brushed UV-lacquered finish. Closed-riser stairs to 2nd floor offers 2 generous bedrooms, a luxe shared bathroom,, and an open flex-lounge overlooking main living room with Sunlit Views. Second Level gets Premium 7”wide-plank luxury vinyl flooring in natural Quest-Oak finish. Hickory-accented stain railings with custom modern glass throughout. Ascend to the 3rd Level, reserved as PRIMARY LUXURY retreat featuring 9’ Ceiling Vaults, 72” Electric LED Fireplace w/ remote, Juliet-balcony, generous walk-in closet & numerous built-ins with skylight too. Custom 84” height 10mm thick glass shower setup. Relax in the freestanding soaker tub and enjoy the heated towel-rack too. Heated premium 48x24’ luxury tile floors. designer fixtures, triple-glazed windows, zoned HVAC, Brand NEW Detached Home Living with below-grade Dual Tandem garage + 1 parking on concrete driveway if desired, provides secure, weather-protected parking with direct interior access-an invaluable convenience during Calgary climate cycles. Copious interior Storage off the lowest-level for Seasonal Items. Additional exterior storage under deck can be utilized as well. Quality Built by William Blake Homes & Designed by Architect-Inspired Studio Montano Developments. Don’t miss your chance to get into this Award Winning Premium Neighbourhood like Garrison Woods, with walkability access to all the neighbourhood amenities, facilities, coffee shoppes, restaurants for years to come! Low Maintenance Landscaping, Fully Fenced yard will be completed, along with Stylish Railings on Sun Filled South Deck and Front Entry Way. Spacious & Stylish Design, Rough-in for A/C, Central Vac, solid Mechanicals.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347922
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,443 sq. ft.
Main Level Finished Area:	885 sq. ft.
Upper Level Finished Area:	1,558 sq. ft.
Acreage:	No
Lot Area:	2,225 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Three Or More
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	4530AC

Heating:	Central, Electric
Basement:	None
Foundation:	Poured Concrete
Builder:	William Blake Homes
New Constr.:	Yes
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	2
Fireplace Details:	Electric, Great Room, See Remarks
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room
Community:	Altadore
Appliances:	Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16' × 11'6" ·
Main Floor	Kitchen · 18'2" × 12'6" ·

Main Floor	Dining Room · 15'8" × 10'6" ·
Main Floor	Foyer · 12'6" × 5' ·
2nd Floor	Bedroom · 16' × 10' ·
2nd Floor	Bedroom · 12'9" × 8'8" ·
2nd Floor	Bonus Room · 16' × 7'10" ·
2nd Floor	Laundry · 8'9" × 6'6" ·
3rd Floor	Bedroom - Primary · 16' × 13' ·
3rd Floor	Den · 6'7" × 5'3" ·
3rd Floor	Walk-In Closet · 8'6" × 8'6" ·
Lower Level	Mud Room · 6'8" × 2'6" ·
Lower Level	Storage · 16'11" × 4' ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Skylight(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio, Porch
Lot Features:	Back Yard, Few Trees, Private
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2029-35-avenue-calgary-a2347922/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.