

\$1,249,000 - 912 36b Street Nw, Calgary

MLS® #A2076487

\$1,249,000

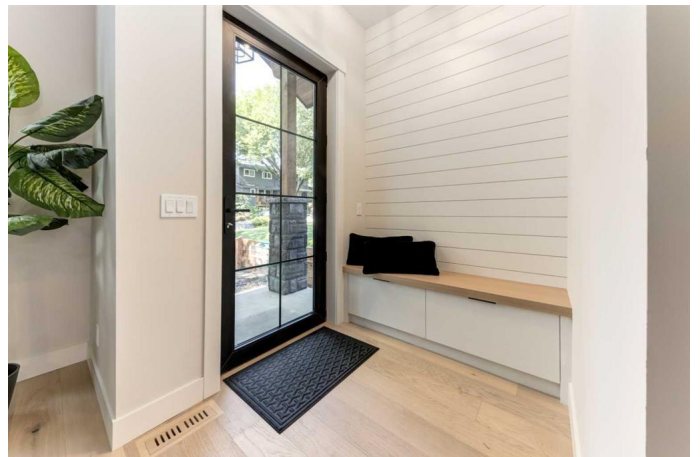
4 Bedroom, 4.00 Bathroom, 1,977 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

~ Looking for INCREDIBLE finishings? ~

Welcome to 912 36B ST NW* This GORGEOUS DETACHED inner-city MODERN FARMHOUSE style INFILL is located on one of the most BEAUTIFUL CANOPY TREE LINED STREETS ~ In the CLASSIC Calgary neighbourhood of Parkdale. The main floor presents with 10' CEILINGS; a sprawling kitchen with ample + BEAUTIFUL CABINETRY, a front main floor DINING SPACE, cozy rear living room with versatile KULU patio doors (and windows) ~ overlooking your lovely rear deck + fully landscaped backyard!! The main living space also has a feature wall to die for + stunning floor-to-ceiling FIREPLACE TILES that will IMPRESS even the most discerning of trades. It completes with an adorable half bath + convenient additional SIDE door ENTRY, making it easy to move about the property. The upper floor is extremely spacious with a SPA-like ensuite that you will never want to leave featuring a STEAM SHOWER, soaker TUB + HEATED floors. Large secondary bedrooms, a STYLISH laundry room + full additional bathroom complete above. The basement showcases an additional entertainment area with wet bar, FOURTH BEDROOM, HOME GYM, media room + yet another full bathroom. This home also features full speakers, a roughed in hydronic heated flooring system in the basement, roughed in A/C, + a roughed in vacuum system. This one is an absolute SHOWSTOPPER!



Built in 2023

Essential Information

MLS® #	A2076487
Price	\$1,249,000
Sold Price	\$1,220,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,977
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	912 36b Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3B3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2023
Date Sold	November 17th, 2023
Days on Market	79
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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