

\$1,325,000 - 910 36b Street Nw, Calgary

MLS® #A2093525

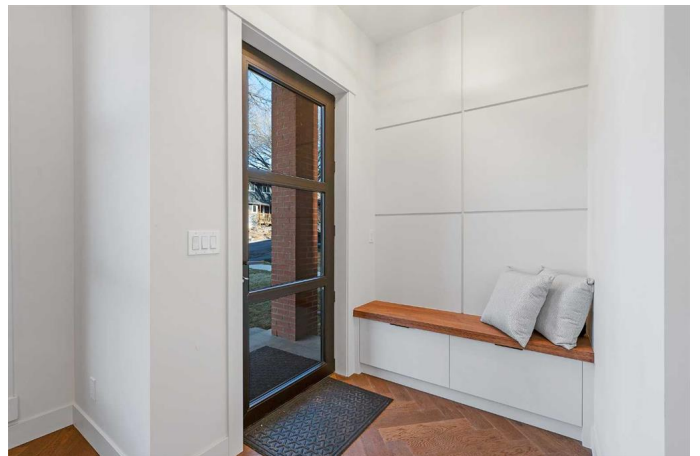
\$1,325,000

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Rarely does a residence of such sophistication grace the market! The impeccable & meticulous craftsmanship in this home is something to be desired & admired. Nestled on a charming tree-lined street esteemed community of Parkdale, this meticulously crafted 3+1 bedroom home boasts nearly 2,800 sq ft of opulent living space. Step into the main level adorned with stunning hardwood floors with an exquisite herringbone pattern, lofty ceilings, and bathed in the glow of recessed lights and chic fixtures. The front formal dining area takes center stage, featuring an eye-catching accent wall. A mere stone's throw away, discover a spectacular kitchen, tastefully curated with a generous island/eating bar, an abundance of pristine white cabinets, and a high-end Bosch stainless steel appliance package. The living room seamlessly unfolds into the kitchen, adorned with a captivating feature wall, built-in accents, and a floor-to-ceiling fireplace. Ascend the open riser hardwood staircase, accented by a dramatic glass wall, to the second level featuring hardwood floors and high ceilings. Here, three bedrooms, a tasteful 4-piece bath, and a laundry room with sink and storage await. The expansive primary bedroom showcases a walk-in closet and a lavish 6-piece ensuite, complete with dual sinks, a freestanding soaker tub, and a separate shower featuring a luxurious steam feature. The basement development, equipped with roughed-in hydronic in-floor heating,



encompasses a family room with wet bar, a fitness room, fourth bedroom, and a well-appointed 3-piece bath. Noteworthy features abound, from upgraded lighting, quartz and tile accents throughout to built-in speakers and the provision for future air conditioning and a vacuum system. Step outside and relish the brick front façade, fenced backyard with a deck, and convenient access to the double-detached garage. Unbeatable in its prime location, the residence is in proximity to Foothills and Children’s Hospitals, the University of Calgary, scenic Bow River pathways, Edworthy Park, schools, shopping, public transit, and offers easy access to the downtown core.

Built in 2023

Essential Information

MLS® #	A2093525
Price	\$1,325,000
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	910 36b Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 3B3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2023
Date Sold	November 28th, 2023
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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