

\$924,900 - 917 36a Street Nw, Calgary

MLS® #A2155866

\$924,900

4 Bedroom, 4.00 Bathroom, 1,949 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Escape the ordinary at 917 36A St NW, Parkdale. Nestled on a quiet street, this stunning home seamlessly blends functionality and style with an open and spacious floor plan featuring high-end finishes throughout. Large windows illuminate the modern dining room, while a crisp white kitchen sits at the heart of the home, perfect for entertaining. The kitchen boasts stone counters, a gourmet hood fan, stainless steel appliances, and ample cabinet space, making it a chef's delight.

The living room features a beautiful gas fireplace surrounded by custom built-in storage and opens to an impressive west-facing deck through sliding glass doors. The upper level offers a convenient laundry area, a 4-piece shared bath, and three bedrooms, including a well-appointed primary suite with a reading/sitting area, walk-in closet, and luxurious 5-piece ensuite.

The fully developed lower level offers an excellent family space, along with a fourth bedroom and a 4-piece bath, ideal for guests or teenagers. The spacious, sun-filled backyard is low maintenance, perfect for enjoying outdoor time without the hassle.

This quality home is just steps away from parks, the river, and pathways, and is mere minutes to downtown and schools, making it perfect for families or urban professionals. The area is home to local favorites such as the



Riverside Spa and Riverside Club, along with nearby gems like LICs Ice Cream and the Lazy Loaf and Kettle. A short drive takes you to both the Foothills and Children’s Hospitals, the University, and the array of amenities at Market Mall.

Food enthusiasts will love the vibrant restaurant scene in trendy Kensington just down the road, and with a single turn, you can be on your way west to the mountains for skiing, hiking, or some well-deserved relaxation. Don't miss your opportunity to call this home!

Built in 2014

Essential Information

MLS® #	A2155866
Price	\$924,900
Sold Price	\$920,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,949
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	917 36a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 21st, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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