$1,179,000 - 724 36 Street Nw, Calgary

MLS® #A2166670

$1,179,000

4 Bedroom, 4.00 Bathroom, 1,985 sqft
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to this bright and luxurious home in Calgary's sought after neighbourhood of Parkdale!! Built by custom builder Avacero developments, this home is full of thoughtful and functional designs with high quality finishes in every room. Start each day in your Gourmet kitchen with the impressive 16ft Quartz kitchen island, all white cabinetry and a swarm of natural sunlight from the dining room picture window and the large sliding balcony doors. Wide plank hardwood floors contrast the stainless steel appliances with a large fridge, wine/beverage fridge, built in microwave, 6 burner gas stove and built-in Oven that makes cooking convenient for any skill level. With custom wood beams, 10 ft ceilings, designer lighting, extra storage and pantry space it's easy to keep clean and organized for family dinners or entertaining guests. The open floor plan ties in the living room area with a fireplace to keep it cozy year round and connects to the private backyard for BBQ's or relaxing days in the sun. A custom open riser staircase takes you upstairs to the primary bedroom with a walk-in closet, oversized bedroom window and a spectacular 5pc ensuite including dual sinks and a walk-in steam shower! Two more large bedrooms and a 4pc bath with a complete laundry room round out this bright upper living space. The bottom level is fully finished with carpet and in-floor heating. The rec room includes a wet bar with fridge, a wine room with a custom built wine rack system from Blue Grouse wine

cellars and is the perfect setting for movie nights with the family or hanging out with guests. The lower level also features a 3-piece bathroom and a fourth large bedroom with a walk-in closet. The private back yard provides access to the double detached garage with low-maintenance landscaping, a full deck and a remote controlled awning. Just a short walk to the Bow river and pathways, trendy restaurants and minutes to the Foothills & Children's Hospital and Downtown Calgary this home is where lifestyle meets luxury. Call your favourite realtor now to view!

Built in 2016

Essential Information

MLS® #	A2166670
Price	$1,179,000
Sold Price	$1,140,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,985
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	724 36 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar, Steam Room
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 30th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty