



THE
A-TEAM

**RE/MAX
FIRST**

915 36 Street, Calgary T2N 3A9

MLS® #: **A2094430**

Area: **Parkdale**

Listing Date: **11/21/23**

List Price: **\$1,385,000**

Status: **Active**

County: **Calgary**

Change: **+\$60k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,998 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,981**
Low Sqft:
Ttl Sqft: **1,981**

DOM

180

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Brick, Stucco**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	15`11" x 12`5"	Kitchen	Main	22`0" x 11`5"
Dining Room	Main	12`9" x 11`5"	2pc Bathroom	Main	5`5" x 5`0"
Bedroom - Primary	Upper	15`10" x 14`2"	Walk-In Closet	Upper	8`10" x 6`2"
Bedroom	Upper	12`0" x 9`7"	Bedroom	Upper	11`6" x 9`7"
5pc Ensuite bath	Upper	11`6" x 7`7"	4pc Bathroom	Upper	9`7" x 5`0"
Laundry	Upper	7`5" x 6`6"	Great Room	Lower	17`0" x 14`6"
Bedroom	Lower	10`6" x 8`6"	4pc Bathroom	Lower	8`6" x 5`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **8321AF**

Remarks

Pub Rmks: *****Update: Interior is now finished, landscaping in progress. Full completion and possession available as soon as May 27th. Professional interior photos will be available May 20th*** Welcome to this stunning inner city 2-story offering quality workmanship and an open floor plan. Soaring 10 foot flat finish ceilings on main, plus 9 foot upstairs & basement. Upgraded engineered floor truss system eliminates all bulkhead ceilings in basement, resulting in a cleaner appearance. Home is entirely carpet-free for ease of cleaning. Beautiful white kitchen and dining area with plenty of cabinetry. Spacious family room with cozy gas fireplace and dual 8 foot glass sliding doors opening onto concrete patio. Three bedrooms up, all with walk-in closets. The master has beautiful vaults and a 5-piece ensuite with heated tiled floors. Relax and wind down in the luxurious built-in steam shower. Upper floor laundry comes with it's own faucet & sink, cabinetry, and counter space. The basement is fully developed with an additional bedroom, a 4-piece bath, and a large rec room. Basement concrete slab in-floor heating is fully installed for your comfort. Double detached garage is designed with a hidden loft offering generous storage to neatly hide away your belongings. Low maintenance landscaping, completed with wrap-around concrete walkway. Convenient and quiet location to call home, with easy access to parks, playgrounds and Westmount Charter School. A short walk to access the Bow River Pathway system. Conversion to a basement suite is optional subject to approval and permitting by the city. Contact your favourite realtor for available floor plans and details.**

Inclusions: **Garage Opener & 2 remotes**
 Property Listed By: **GRAND REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

