



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**915 36 Street, Calgary T2N 3A9**

MLS®#: **A2133625**

Area: **Parkdale**

Listing Date: **05/23/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Detached,See Remarks**

Finished Floor Area

Abv Sqft: **1,985**

Low Sqft:

Ttl Sqft: **1,985**

DOM

**33**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

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

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

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

Room Information

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

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**8321AF**

Remarks

Pub Rmks: **Welcome to this stunning inner city 2-story offering quality workmanship and an exceptional open layout. 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. The double detached garage designed with a hidden loft offering generous room for storage. 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. Book your private tour today!**

Inclusions: **n/a**  
Property Listed By: **Grand Realty**

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









