



THE
A-TEAM

**RE/MAX
FIRST**

923 36A Street, Calgary T3Z 3B3

MLS®#: **A2138451**

Area: **Parkdale**

Listing Date: **06/18/24**

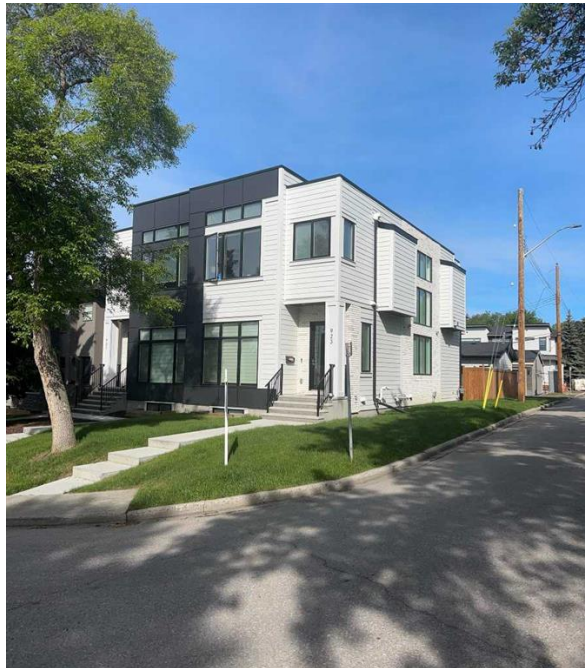
List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2019

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Corner Lot,Street Lighting,Private,Rectangular Lot,See Remarks
Double Garage Detached**

DOM

12

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Other

Construction:

Composite Siding,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|----------------|-------------------|--------|---------------|
| Living Room | Main | 12`10" x 16`7" | Kitchen | Main | 14`8" x 20`0" |
| Dining Room | Main | 13`1" x 10`0" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom | Second | 9`7" x 14`11" | Bedroom - Primary | Second | 13`1" x 14`1" |
| 5pc Ensuite bath | Second | 0`0" x 0`0" | 4pc Bathroom | Second | 0`0" x 0`0" |
| Bedroom | Second | 9`7" x 14`11" | Laundry | Second | 9`3" x 6`0" |
| Bedroom | Lower | 12`5" x 12`9" | Family Room | Lower | 19`5" x 19`3" |
| 4pc Bathroom | Lower | 0`0" x 0`0" | | | |

Legal/Tax/Financial

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

Remarks

Pub Rmks: *****AMAZING VALUE***. This property has a total of 4 bedrooms, 3.5 bathrooms and over 2,500SQFT of living space! The main floor has luxury wide plank flooring throughout. Massive island with quartz counter tops and high-end stainless steel appliances. The upper level has 3 bedrooms, including a large Master with a walk-in closet and 5 pce ensuite! The lower level is fully developed with a 4th bedroom, another full bathroom, wine cellar and nice open family room! Double detached garage. Great location close to schools, hospitals, shops, river and paths. Schedule your showing today!**

Inclusions: N/A
 Property Listed By: RE/MAX Real Estate (Central)

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

