



THE
A-TEAM

**RE/MAX
FIRST**

915 36 Street, Calgary T2N 3A9

MLS® #: **A2165652**

Area: **Parkdale**

Listing Date: **09/13/24**

List Price: **\$1,185,000**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 13-Oct**

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**

DOM

57
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, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 18`3"	Kitchen	Main	17`9" x 20`11"
Dining Room	Main	10`11" x 14`10"	2pc Bathroom	Main	5`1" x 5`1"
Bedroom - Primary	Upper	15`10" x 23`7"	Walk-In Closet	Upper	6`2" x 8`11"
Bedroom	Upper	9`6" x 13`4"	Bedroom	Upper	9`7" x 13`5"
5pc Ensuite bath	Upper	9`3" x 11`5"	4pc Bathroom	Upper	9`2" x 5`1"

Laundry
Bedroom

Upper
Lower

7`4" x 6`6"
12`4" x 10`6"

Game Room
4pc Bathroom
Legal/Tax/Financial

Lower
Lower

14`10" x 25`4"
8`3" x 5`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8321AF

Remarks

Pub Rmks:

****Open House Sat Nov 9th 1:15pm-3:15pm** Welcome to this brand new 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 and a true full height basement. Home is entirely carpet-free for ease of cleaning. Beautiful white kitchen featured by a quartz waterfall countertop island. 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. Central air conditioning is installed for year round comfort. Upgraded state-of-the-art modulating furnace manufactured by "Gradient Thermal" for superior efficiency. Also includes hydronic radiant heating in basement floor. The double detached garage includes generous built-in storage space in the attic accessible by a nifty built in drop down ladder. Low maintenance landscaping, completed with wrap-around concrete walkway. A 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. Take the direct short cut route to walk up to the hospital. Conversion to a basement suite with separate entry is optional subject to approval and permitting by the city. Provisions have already been made for ease of conversion. To make your move convenient, custom blinds are already installed and included. Move in just in time for the holiday season!**

Inclusions:
Property Listed By:

n/a
Grand Realty

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









