



THE
A-TEAM

**RE/MAX
FIRST**

724 36 Street, Calgary T2N 3A6

MLS®#: **A2166670**

Area: **Parkdale**

Listing Date: **09/19/24**

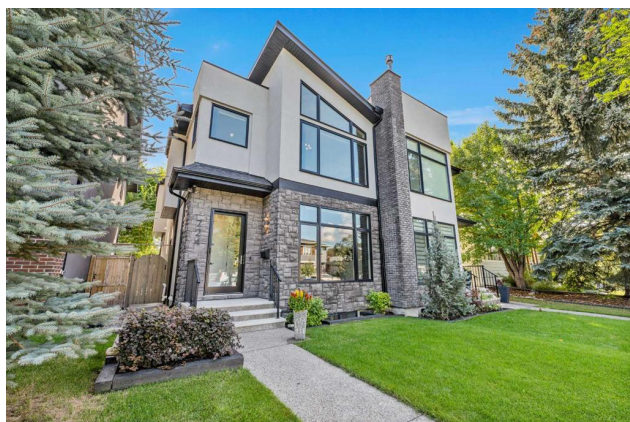
List Price: **\$1,179,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,985

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,985

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Landscaped,Rectangular Lot

Park Feat:

Double Garage Detached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator

Int Feat:

Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Steam Room,Sump Pump(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`4"
Kitchen	Main	16`1" x 21`3"
4pc Bathroom	Upper	9`3" x 5`0"
Bedroom	Upper	9`9" x 13`7"
Laundry	Upper	9`3" x 6`1"
Walk-In Closet	Upper	9`3" x 7`11"

Room	Level	Dimensions
Dining Room	Main	14`4" x 12`6"
Living Room	Main	14`11" x 11`9"
5pc Ensuite bath	Upper	8`5" x 17`3"
Bedroom	Upper	10`0" x 13`7"
Bedroom - Primary	Upper	13`0" x 18`11"
3pc Bathroom	Basement	7`10" x 8`10"

Bedroom
Furnace/Utility Room

Basement
Basement

12`2" x 13`0"
6`9" x 17`4"

Family Room

Basement

19`2" x 16`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8321AF

Zoning:
R-C2

Remarks

Pub Rmks:

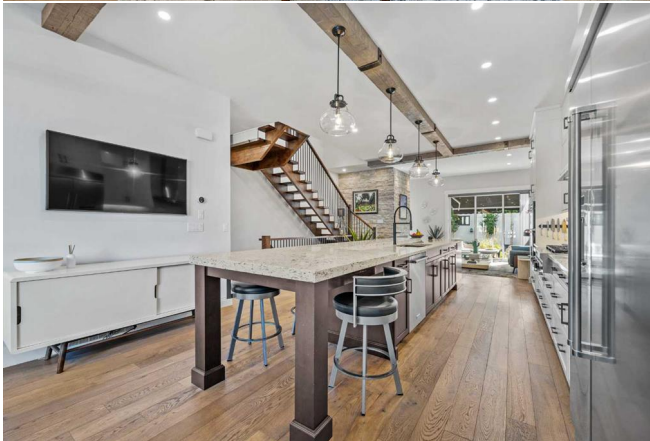
Welcome to this bright and luxurious home in Calgary's sought after neighbourhood of Parkdale!! Built by custom builder Avacero developments, this home is full of thoughtful and functional designs with high quality finishes in every room. Start each day in your Gourmet kitchen with the impressive 16ft 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!

Inclusions:
Property Listed By:

N/A
eXp Realty

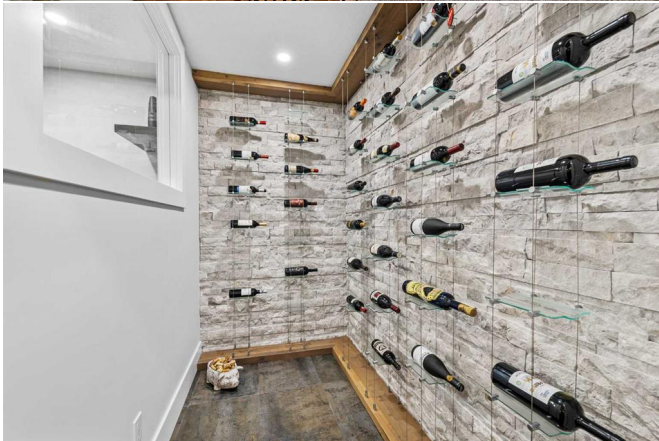
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













724 36 St NW, Calgary, AB
 2nd Floor Exterior Area 122.61 sq ft
 Excluded Area 19.36 sq ft



0 4 8 ft PREPARED: 20240516

White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

724 36 St NW, Calgary, AB
 Basement (Below Grade) Exterior Area 259.65 sq ft



0 4 8 ft PREPARED: 20240516

White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

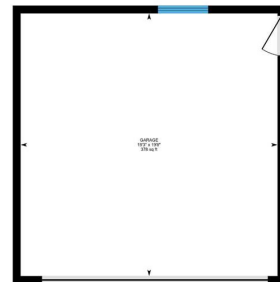
724 36 St NW, Calgary, AB
 Main Floor Exterior Area 255.93 sq ft
 Excluded Area 9.45 sq ft



0 4 8 ft PREPARED: 20240516

White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

724 36 St NW, Calgary, AB
 Detached Garage Excluded Area 425.29 sq ft



0 2 4 ft PREPARED: 20240516

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