



THE
A-TEAM

**RE/MAX
FIRST**

728 36 Street, Calgary T2A 3N6

MLS®#: **A2177203**

Area: **Parkdale**

Listing Date: **11/04/24**

List Price: **\$1,120,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 10-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2013**

Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Low Maintenance Landscape**
Park Feat: **Alley Access,Double Garage Detached,On Street**

Finished Floor Area

Abv Sqft: **1,852**

Low Sqft:

Ttl Sqft: **1,852**

DOM

79

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: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	15`0" x 16`2"
Kitchen	Main	49`3" x 60`5"
4pc Bathroom	Second	32`7" x 19`11"
Bedroom	Second	32`7" x 32`3"
Laundry	Second	18`1" x 30`1"
Walk-In Closet	Second	15`7" x 30`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	33`11" x 43`6"
Living Room	Main	47`10" x 55`6"
5pc Ensuite bath	Second	35`0" x 37`6"
Bedroom	Second	33`11" x 35`10"
Bedroom - Primary	Second	47`7" x 37`2"
4pc Bathroom	Basement	20`9" x 29`9"

Other
Game Room

Basement
Basement

21`11" x 13`1"
62`7" x 73`10"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

39`8" x 32`3"
27`8" x 37`6"

Title:
Fee Simple
Legal Desc:

8321AF

Zoning:
R-CG

Remarks

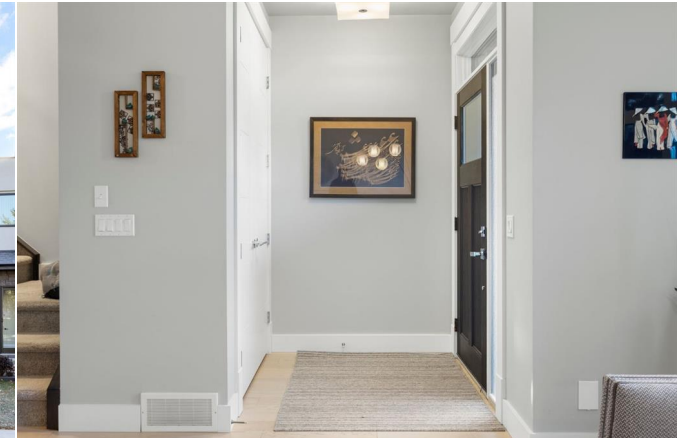
Pub Rmks:

Flexible POSSESSION. This stunning executive home offers the perfect blend of style & convenience with TWO-level layout, eliminating the hassle of extra stairs! Possession negotiable - no need to wait for new construction to be finished! Crystal Creek Homes = award winning Calgary luxury home builder - it is no surprise that this 11 year old home looks & feels NEW!! Current owners bought in 2016 - only 8 yrs of "gentle" wear & tear! 2697.86 sq ft, this beautifully designed home - features Hardwood floors throughout main, which boasts 9' ceilings & an abundance of natural light - home faces WEST & backs EAST. The gourmet kitchen is chef's delight - SS appliances, custom cabinets, soft-close drawers PLUS, a spacious 12' island for entertaining or just grabbing a quick bite, a gas cooktop, and a stylish hood fan. Kitchen dining area with lovely windows to enjoy your backyard space. Mud room with built-ins makes the transition from your DOUBLE detached garage to home even nicer! Everything has a place! The open-concept great room includes cozy gas fireplace & loads of space for your lifestyle! AC. 2 pc bath located conveniently on this level. Upstairs, you'll find 3 generous bedrooms with walk-in closets, including a primary suite offering vaulted ceilings and a luxurious en-suite featuring a separate bathtub, large fully tiled shower, double sinks, toilet closet & heated tile floors. The upper level also includes 4 pc bathroom with separate door for bathtub/toilet - perfect for kids to share! You will love your LARGE laundry room on this level too! The fully finished basement offers even MORE living space. Family/Rec room, wet bar with a bar fridge built in! Fourth bedroom, full ath & so much additional storage! Located on a QUIET street - so close to Foothills Hospital (walk there in 12 mins!) but farther from the ambulance sounds on 29 St. This home is within easy walking distance to Westmount Charter Elem (K-12 congregated setting for students who are intellectually gifted) & Foothills Academy Society (Designated Special Education Private School for students in grades 3 - 12 diagnosed with a Learning Disability). 5 min drive to U of C and 10 mins to SAIT. LIVE steps away from the Bow River pathway system = network of pedestrian & bicycle paths connecting parks on both sides of the river. Cycle, hike, jog, rollerblade, skateboard, walk! Work downtown? So many options. Drive in 10 mins, bike in 25 or use transit! Easy to get to amenities like shopping, dining, services! Easy access to mountains....or be at airport in 30 mins. Parkdale offers the best location! Tight knit community with outdoor rink, community halls, programs & events. Have a dog? Off leash & dog friendly areas within walking distance or within a short drive! NEW mortgage rules effective Dec 15th, 2024 - approved buyers can get an insured mortgage up to \$1.5 million. Don't miss this opportunity—schedule viewing today!

Inclusions:
Property Listed By:

**Fireplace on Main Level, Bar Fridge in Basement
Royal LePage Benchmark**

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













728 36 St NW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1852.53 sq ft



Main Floor
Exterior Area 923.28 sq ft

2nd Floor
Exterior Area 580.45 sq ft

Basement (Below Grade)
Exterior Area 348.80 sq ft

PREPARED: 2024/10/01

White regions are excluded from floor area as per CSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

