

923 36A Street, Calgary T3Z 3B3

MLS®#: **A2180273** Area: **Parkdale** Listing Date: **11/20/24** List Price: **\$949,000**
 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: **2018**
 Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,897**
 Low Sqft:
 Ttl Sqft: **1,897**

DOM

63
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 Lane,Corner Lot,Street Lighting,Private,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 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"	Dining Room	Main	13`1" x 10`0"
Kitchen	Main	14`8" x 20`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	9`7" x 14`11"	Bedroom - Primary	Second	13`1" x 14`11"
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	Basement	12`5" x 12`9"	Family Room	Basement	19`5" x 19`3"
4pc Bathroom	Basement	0`0" x 0`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

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









