



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**923 36A Street, Calgary T3Z 3B3**

MLS®#: **A2180273**

Area: **Parkdale**

Listing Date: **11/20/24**

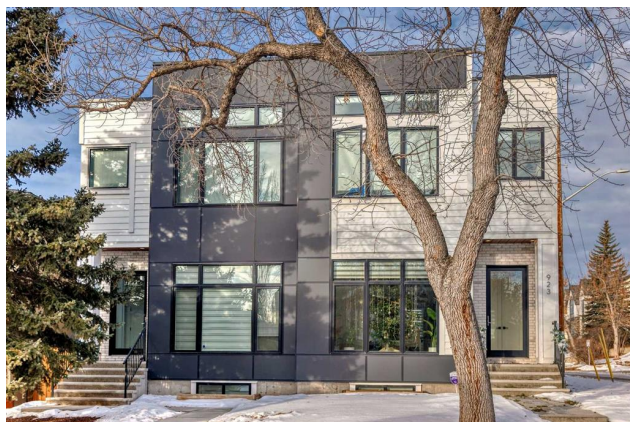
List Price: **\$949,000**

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:

Access:

Lot Feat:

Park Feat:

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

**Double Garage Detached**

DOM

**31**

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

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

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







