

## 427 36 Avenue, Calgary T2K 0C4

MLS®#: A2185156 **Highland Park** Listing 01/04/25 List Price: **\$779,900** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type:

Semi Detached (Half

Duplex) Finished Floor Area Calgary Abv Saft:

2011 Low Sqft: Ttl Sqft:

3,003 sqft

**Parking** 

1,847

1,847

<u>DOM</u> 5

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 2 Garage Sz: 2

5 (3 2 )

2.5 (2 1)

2 Storey, Side by Side

Access:

Lot Feat: Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot Park Feat:

**Double Garage Detached** 

## **Utilities and Features**

Flooring:

Roof: **Asphalt Shingle** Construction:

**Forced Air** Stucco, Wood Frame Heating:

Sewer:

Ext Feat: **Private Yard** Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:

> **Poured Concrete** Dishwasher, Dryer, Gas Stove, Microwave, Washer, Window Coverings

Kitchen Appl: Int Feat: Jetted Tub, Open Floorplan, Pantry, Quartz Counters

**Utilities:** 

**Room Information** 

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 15`11"	Dining Room	Main	8`2" x 8`11"
Kitchen	Main	12`1" x 12`5"	Pantry	Main	3`11" x 3`11"
Mud Room	Main	8`1" x 4`9"	Office	Main	11`2" x 11`2"
Entrance	Main	8`8" x 8`2"	2pc Bathroom	Main	8`11" x 4`10"
5pc Ensuite bath	Upper	11`3" x 9`10"	4pc Bathroom	Upper	4`11" x 8`4"
Laundry	Upper	11`2" x 5`9"	Bedroom	Upper	10`5" x 10`9"
Bedroom	Upper	11`3" x 10`1"	Walk-In Closet	Upper	7`6" x 5`11"
Bedroom - Primary	Upper	12`4" x 15`0"	Bedroom	Basement	10`0" x 9`7"

Bedroom	Basement	6`2" x 8`4"	Family Room	Basement	19`0" x 18`9"	
		Legal/Tax/Financial				

Title: Zoning: Fee Simple R-CG

Legal Desc: 3674S

Remarks

Pub Rmks:

Welcome to this exquisite home in the neighborhood of Highland Park. thoughtfully designed and beautifully upgraded, this property offers the perfect combination of modern elegance and comfort. step inside to discover vinyl floor throughout the main floor, the kitchen cabinets finished to the ceiling and quartz countertops. the kitchen also features a spacious corner pantry, making it ideal for culinary enthusiasts. the open concept living and dining area is centered around a striking 3 way fireplace, perfect for cozy evenings or entertaining guests. a dedicated home office on the main floor provides the perfect space for productivity. upstairs the luxurious master suite boasts a walk in closet and a spa like 5 piece ensuite, complete with a steam shower and a relaxing jetted tub. convenience meets practicality with laundry room, equipped with a sink and cabinets for added storage. the fully finished basement offers the ultimate in comfort with heated floors, providing additional living space to suit your lifestyle. this remarkable home is a must see for those seeking quality, style, and functionality in Highland Park. schedule your showing today!

Inclusions: N/

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

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





























