



THE
A-TEAM

**RE/MAX
FIRST**

739 36 Street, Calgary T2N 3A7

MLS®#: **A2185754**

Area: **Parkdale**

Listing Date: **01/09/25**

List Price: **\$1,285,000**

Status: **Active**

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:

1,971

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,971

Lot Information

Lot Sz Ar:

2,996 sqft

Lot Shape:

DOM

86

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Low Maintenance Landscape

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Composite Siding

Flooring:

Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Oven-Built-In,Range Hood,Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`11" x 9`5"	Dining Room	Main	12`2" x 11`7"
Living Room	Main	13`10" x 11`7"	Laundry	Upper	9`1" x 6`0"
Bedroom - Primary	Upper	12`7" x 12`2"	Bedroom	Upper	10`8" x 9`11"
Bedroom	Upper	11`6" x 9`8"	Kitchen	Suite	8`10" x 8`4"
Living Room	Suite	20`2" x 12`0"	Bedroom	Suite	12`9" x 10`0"
Laundry	Suite	9`8" x 6`2"	2pc Bathroom	Main	6`0" x 5`0"

4pc Bathroom
4pc Bathroom

Upper
Suite

9'1" x 5'0"
8'8" x 5'6"

5pc Ensuite bath

Upper

19'1" x 8'10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8321AF

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this stunning SEMI-DETACHED infill in Calgary's highly desirable PARKDALE! Thoughtfully designed with a focus on contemporary elegance, this home blends luxurious finishes with functional living spaces, creating a sanctuary for families and professionals alike. Situated in the heart of Parkdale, this property offers unparalleled access to some of Calgary's best amenities. Within walking distance, you'll find the picturesque Bow River pathways - perfect for morning jogs or leisurely evening strolls, and every kid's favourite Helicopter Park. Just minutes away, Foothills Medical Centre and the Alberta Children's Hospital make this home ideal for medical professionals or families seeking proximity to essential services. Families will appreciate the proximity to quality schools, including Westmount Charter School, the University of Calgary, and other top-tier public and private schools. With quick access to DT and major thoroughfares, Parkdale is the perfect blend of urban convenience and suburban charm. Every detail of this home has been meticulously curated to reflect a clean and sophisticated aesthetic. Engineered oak hardwood floors, designer tile, and high-end fixtures create a harmonious palette throughout. Unique design elements, such as soaring 13FT CEILING in the great room, enhance the home's architectural appeal. The main floor features an open-concept layout, where 10-ft ceilings and expansive windows invite natural light to pour in. A flex area at the front of the home offers the versatility of a dedicated dining room, sitting area, or even a home office setup. The gourmet kitchen is a chef's dream, showcasing high-end appliances, a large island with a quartz countertop, and full-height custom cabinetry. The great room flows seamlessly onto a large rear deck, perfect for indoor-outdoor entertaining, with a sleek gas fireplace framed by custom millwork. Completing this level is a thoughtfully designed mudroom with built-in storage and a stylish powder room. The second floor houses 3 generously sized bedrooms, including the luxurious primary suite. The primary bedroom features a 12'6" tray ceiling, a spacious walk-in closet, and a spa-like ensuite with a soaker tub, dual vanities, and an oversized glass shower. A convenient laundry room and a beautifully appointed main bathroom round out this level. Downstairs, the fully finished basement provides your family with lots of functional and convenient options. This space offers a separate entrance and secondary kitchen - ideal for a 1-BED LEGAL SUITE (subject to permits and approvals by the city) for a mortgage helper. Alternatively, keep it for yourself and create an amazing theatre room or use it for multi-generational living! The private WEST backyard offers a serene space for relaxation and entertaining, with a double detached garage and room for outdoor dining and a play area. Don't miss your chance to own this architectural masterpiece in one of Calgary's most sought-after neighbourhoods!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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





