



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**723 36 Street, Calgary T2N 3A7**

MLS® #: **A2191455**

Area: **Parkdale**

Listing Date: **02/03/25**

List Price: **\$1,199,000**

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: **2024**

Lot Information  
Lot Sz Ar: **3,002 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **1,963**  
Low Sqft:  
Ttl Sqft: **1,963**

**Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Lawn,Level,Rectangular Lot Double Garage Detached**

DOM

**79**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Other,Private Yard**

Construction: **Cement Fiber Board,Stone**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Washer**  
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 12`11"
Pantry	Main	6`5" x 4`0"
2pc Bathroom	Main	
5pc Ensuite bath	Second	
Bedroom	Second	12`3" x 11`4"
4pc Bathroom	Second	
Bedroom	Lower	13`4" x 11`8"

Room	Level	Dimensions
Kitchen	Main	16`0" x 11`0"
Dining Room	Main	14`2" x 12`11"
Bedroom - Primary	Second	12`11" x 11`11"
Bedroom	Second	12`3" x 10`1"
Laundry	Second	8`6" x 7`2"
Game Room	Lower	19`2" x 15`8"
Storage	Lower	12`1" x 5`3"

4pc Bathroom

Lower

Furnace/Utility Room  
Legal/Tax/Financial

Lower

11`1" x 10`0"

Title:  
**Fee Simple**  
Legal Desc:

**8321AF**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Neighbouring Property #721 is SOLD // Introducing #723; a BRAND NEW Home located on a quiet street & backing a Green Space in Parkdale. Fully Developed with close to 2,800 square feet of total developed living space. Exceptional style and functionality. Designed with the family in mind. Hardwood floors, 9' Ceilings and large windows span the spacious Main Floor living areas flooding it with natural light. The Front Entry is inviting with built-in Bench and large Closet. Step into the Dining Room for an exceptional space to entertain family & friends. The Kitchen offers Custom Cabinetry with grey & gold accents, large Centre Island with Quartz Countertops, Undermount Silgranit Sink, built-in Garbage and Recycling Drawer, and Appliances to include an Integrated Panel Front Refrigerator & Dishwasher, built-in Microwave, Wall Oven, and Gas Cooktop surrounded by custom Spice Rack & Utensil Storage. A Walk-Through Pantry provides food & baking storage with direct access to the Back Entry; with additional Closet & built-in Bench. Step onto the expansive, West facing Back Deck spacious enough for additional outdoor Living & Dining areas with Gas BBQ hook-up and yard to play. Fully fenced & landscaped with grass, cedar chip and concrete walkway leading to the Detached Double Garage. A 6' Linear Fireplace in the Living Room with mantel & open shelving offers an inviting space to relax in conversation or watch the game. A Powder Room completes this level. Ascend upstairs to find a Landing Space with Skylight, 9' Ceilings and Hardwood floors, Upper Full Bathroom, Upper Laundry Room & Primary Bedroom with Walk-In Closet and stunning 5 Piece En-Suite with gorgeous Shower & custom Bench seating. Relax in the freestanding Soaker Tub with floor mount faucet. The wide Hallway leads back to Bedrooms 2 & 3. All Closets have built-in shelving. Venture downstairs to the fully developed Basement with 9' Ceilings to find a large REC/Family Room, Storage Room, Bedroom 4, another Full Bathroom & Utility Room offering even more Storage Space. A/C is included. Garage is insulated, drywalled & painted too. Parkdale is continually recognized as one of Calgary's top family-friendly & sought-after inner-city communities known for its luxury Estate Homes and modern Infills, attracting Urban Buyers with its stylish streetscapes, professional Residents, convenient amenities with close proximity to several Public & Private Schools, along with the University of Calgary. The Foothills Hospital is located just steps up the street & the Alberta Children's Hospital only a short drive away. Residents love the accessibility to cozy coffee shops, local services and the scenic Bow River Pathway—all within walking distance. Move-in ready with New Home Warranty. \*Please note: Listing photos are representative and taken from SOLD Unit #721. Most images have been mirrored for this listing. Unit #723 features similar finishes throughout but has a different laundry room wall tile selection & no large tree in yard.\***

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Realty Professionals**

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

















