



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**921 36A Street, Calgary T2N 3B2**

MLS®#: **A2192554**

Area: **Parkdale**

Listing Date: **02/04/25**

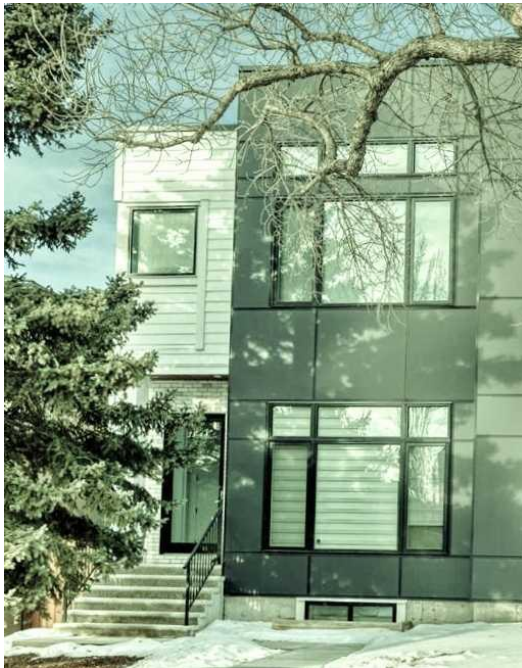
List Price: **\$1,000,000**

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**

**Double Garage Detached**

DOM

**18**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

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: **None**

Construction:

**Mixed**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 16`7"	Kitchen	Main	20`0" x 14`8"
Bedroom	Second	9`7" x 14`11"	Bedroom	Basement	12`9" x 12`5"
Family Room	Basement	19`5" x 19`3"	Dining Room	Main	13`1" x 10`0"
Bedroom - Primary	Second	13`1" x 14`1"	Bedroom	Second	9`7" x 11`8"
4pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Basement	4`6" x 3`8"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8321AF**

Zoning: **R-CG**

Remarks

Pub Rmks: **EXCELLENT LOCATION! Semi detach half duplex built 2018. and a huge quartz Island.Wide plank white Oak Hardwood floors.tile,10 ft ceilings. Custom built in cabinetry on all floors.Amazing main floor with open Concept and dining room areas.Fireplace in living area staircase which leads to the Upper level features a large Master Suite will an amazing bathroom,double Sink and walk in closet.Two more bedrooms, main bath and laundry area. wide hall ways, Judicial Sale**

Inclusions: **N/A**

Property Listed By: **Five Star Realty**

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