



GRASSROOTS
REALTY GROUP

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923 36A Street NW
Calgary, Alberta

MLS # A2215942



\$900,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,897 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Private, Rectangular Lot, See Remarks, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

*** WELCOME TO PARKDALE! *** This property has a total of 4 bedrooms, 3.5 bathrooms and over 2,500 SQFT 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!