



GRASSROOTS
REALTY GROUP

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924 36 Street NW
Calgary, Alberta

MLS # A2258675



\$1,889,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Electronic air cleaner, power humidifier (furnace), intercom, alarm system.		

Absolutely stellar location! Nestled on a quiet, tree-lined street and set on a 50'x120' corner lot in the highly sought-after community of Parkdale, this exceptional home combines timeless style with thoughtful modern upgrades. The open and airy main level is beautifully appointed with engineered hardwood floors and 10' beamed ceilings, creating an inviting backdrop for everyday living and entertaining. A spacious dining area—illuminated by a striking Herculeum II chandelier—flows seamlessly into the living room, anchored by a sleek feature fireplace and custom built-ins. The gourmet kitchen is a true showpiece, designed for both function and flair. Plumbed and wired for a future living wall, it's finished with Caesarstone countertops, a large island with eating bar, abundant storage (including a walk-in pantry), instant hot water, Franke sinks, and premium GE Monogram stainless steel appliances. A built-in office nook adds a practical touch, while a convenient mudroom and laundry room with sink and storage complete the main level. Ascend the stunning hardwood floating staircase to the second level, where three generously sized bedrooms, an office, and a 4-piece main bath await. The luxurious primary retreat is a private sanctuary, showcasing peaceful neighborhood vistas, a walk-in closet with frosted glass barn door, and a spa-inspired 5-piece ensuite with heated floors, dual sinks, oversized soaker tub, and glass-enclosed shower. The fully developed basement is designed for relaxation and entertainment, featuring heated polished concrete floors, a spacious recreation area, and an impressive 122" screen with 4K projector and 9+1 speaker system—perfect for movie or game nights. A fourth bedroom and full 3-piece bath round out this level. Additional highlights include central air conditioning, central vacuum, air purifier, and

over \$50K invested in Smart Home and entertainment systems—perfect for the tech-savvy homeowner. Outdoors, the charm continues with beautiful new exterior front landscaping and concrete and welcoming veranda, plus a private backyard oasis complete with a maintenance-free deck, natural gas fire table, BBQ outlet, built-in speakers, and raised garden beds for the avid gardener. A heated triple detached garage ensures ample parking and storage. The location is second to none—just a short walk to Foothills Hospital and Bow River pathways, and minutes to Edworthy Park, the Children’s Hospital, U of C, University District, schools, shopping, and with quick access to 16th Avenue for an easy escape to the mountains.