



**GRASSROOTS**  
REALTY GROUP

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907 36A Street NW  
Calgary, Alberta

MLS # A2279395



**\$1,449,000**

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,624 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Appliances		

Welcome to this exceptionally designed 3-storey duplex by award-winning ACE HOMES, offering a rare combination of luxury, functionality, and income potential in the heart of Parkdale. This thoughtfully planned home features a LEGAL 2-bedroom basement suite with private side entrance, 4 ENSUITE WASHROOMS, and expansive living spaces designed for modern inner-city living. The main floor impresses with a spacious foyer that sets the tone for the home, complemented by a POCKET OFFICE, elegant dining area, rear mudroom, and convenient powder room. At the heart of the home sits the chef-inspired dream kitchen, complete with stainless steel appliances, built-in microwave and oven, quartz countertops, a massive 12-foot island, and a FULL PANTRY, perfectly anchored for entertaining and everyday family life. The rear living room offers a cozy yet refined atmosphere with a fireplace and large patio doors that seamlessly connect indoor and outdoor living. The second level is designed for comfort and privacy, featuring a stunning primary bedroom with its own ensuite, along with two additional bedrooms, each with their own private ensuite washroom, a rare and highly desirable layout ideal for families or guests. The third floor elevates the lifestyle offering even further, showcasing a second primary bedroom with ensuite, a bonus lounge with WET BAR and DUAL BALCONIES that provide incredible flexibility for entertaining, relaxing, or working from home. Whether used as a private retreat, guest suite, or executive-style living space, this level is a true standout. The fully finished basement legal suite includes two bedrooms, a full kitchen, living area, SEPARATE LAUNDRY, private SIDE ENTRANCE and independent access to the mechanical room. This versatile space is perfectly suited for rental income, extended family, or a

mortgage helper, offering privacy and independence for all occupants. Located in one of Calgary's most sought after inner-city communities, Parkdale offers an unbeatable blend of nature and convenience. Enjoy quick access to the Bow River pathway system, Edworthy Park, and beloved local spots, while benefiting from proximity to Foothills Medical Centre, Alberta Children's Hospital, and the University of Calgary. With easy access to major routes and a strong community feel, Parkdale remains a top choice for families, professionals, & investors. Don't miss your chance to own a truly exceptional home in one of Calgary's premier neighbourhoods. DON'T MISS THE PRE-CONSTRUCTION CHANCE TO CUSTOMIZE FINISHINGS! Call today for more details.