



GRASSROOTS
REALTY GROUP

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923 36A Street NW
Calgary, Alberta

MLS # A2282146



\$869,000

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,897 sq.ft.	Age:	2018 (8 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:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

BEST PRICED SEMI-DETACHED IN PARKDALE | CORNER LOT | QUIET LOCATION. This beautifully appointed home offers 4 bedrooms, 3.5 bathrooms, and over 2,500 sq. ft. of developed living space. The main floor features luxury wide-plank flooring throughout and an impressive chef's kitchen with a massive quartz-topped island and high-end stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a 5-piece ensuite. The fully developed lower level adds even more living space, featuring a fourth bedroom, full bathroom, wet bar, and an open family room ideal for relaxing or hosting guests. Complete with a double detached garage and located in a highly desirable Parkdale location, close to schools, hospitals, shopping, river pathways, and more. Schedule your showing today!