



915 36 Street NW
Calgary, Alberta

MLS # A2133625



\$1,360,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to this stunning inner city 2-story offering quality workmanship and an exceptional open layout. Soaring 10 foot flat finish ceilings on main, plus 9 foot upstairs & basement. Upgraded engineered floor truss system eliminates all bulkhead ceilings in basement, resulting in a cleaner appearance. Home is entirely carpet-free for ease of cleaning. Beautiful white kitchen featured by a quartz waterfall countertop island. Spacious family room with cozy gas fireplace and dual 8 foot glass sliding doors opening onto concrete patio. Three bedrooms up, all with walk-in closets. The master has beautiful vaults and a 5-piece ensuite with heated tiled floors. Relax and wind down in the luxurious built-in steam shower. Upper floor laundry comes with it's own faucet & sink, cabinetry, and counter space. The basement is fully developed with an additional bedroom, a 4-piece bath, and a large rec room. Basement concrete slab in-floor heating is fully installed for your comfort. The double detached garage designed with a hidden loft offering generous room for storage. Neatly hide away your belongings. Low maintenance landscaping, completed with wrap-around concrete walkway. Convenient and quiet location to call home, with easy access to parks, playgrounds and Westmount Charter School. A short walk to access the Bow River Pathway system. Conversion to a basement suite is optional subject to approval and permitting by the city. Book your private tour today!