



**GRASSROOTS**  
REALTY GROUP

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**921 36A Street NW**  
**Calgary, Alberta**

**MLS # A2192554**



**\$1,000,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

EXCELLENT LOCATION! Semi detach half duplex built 2018. and a huge quartz Island. Wide plank white Oak Hardwood floors. tile, 10 ft ceilings. Custom built in cabinetry on all floors. Amazing main floor with open Concept and dining room areas. Fireplace in living area staircase which leads to the Upper level features a large Master Suite with an amazing bathroom, double Sink and walk in closet. Two more bedrooms, main bath and laundry area. wide hall ways, Judicial Sale