

\$1,199,000 - 723 36 Street Nw, Calgary

MLS® #A2191455

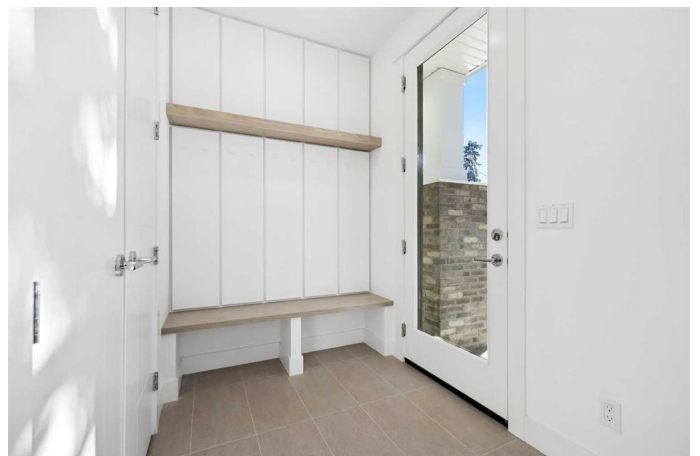
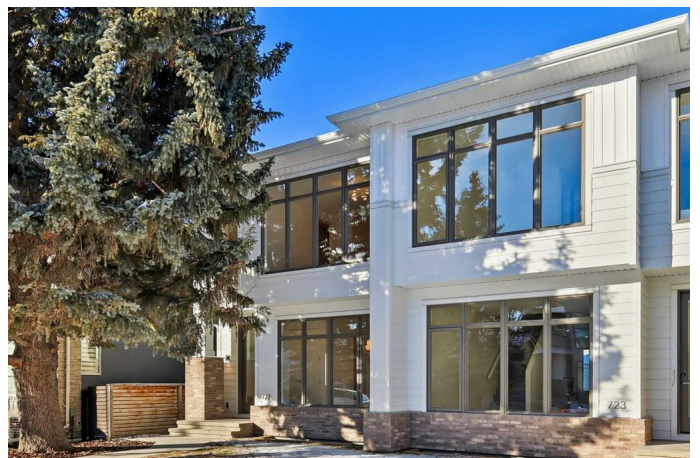
\$1,199,000

4 Bedroom, 4.00 Bathroom, 1,964 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Neighbouring Property #721 is SOLD // Introducing #723; a BRAND NEW Home located on a quiet street & backing a Green Space in Parkdale. Fully Developed with close to 2,800 square feet of total developed living space. Exceptional style and functionality. Designed with the family in mind. Hardwood floors, 9'™ Ceilings and large windows span the spacious Main Floor living areas flooding it with natural light. The Front Entry is inviting with built-in Bench and large Closet. Step into the Dining Room for an exceptional space to entertain family & friends. The Kitchen offers Custom Cabinetry with grey & gold accents, large Centre Island with Quartz Countertops, Undermount Silgranit Sink, built-in Garbage and Recycling Drawer, and Appliances to include an Integrated Panel Front Refrigerator & Dishwasher, built-in Microwave, Wall Oven, and Gas Cooktop surrounded by custom Spice Rack & Utensil Storage. A Walk-Through Pantry provides food & baking storage with direct access to the Back Entry; with additional Closet & built-in Bench. Step onto the expansive, West facing Back Deck spacious enough for additional outdoor Living & Dining areas with Gas BBQ hook-up and yard to play. Fully fenced & landscaped with grass, cedar chip and concrete walkway leading to the Detached Double Garage. A 6'™ Linear Fireplace in the Living Room with mantel & open shelving offers an inviting space to relax in conversation or watch the game. A Powder Room completes this level. Ascend upstairs to



find a Landing Space with Skylight, 9'™
Ceilings and Hardwood floors, Upper Full
Bathroom, Upper Laundry Room & Primary
Bedroom with Walk-In Closet and stunning 5
Piece En-Suite with gorgeous Shower &
custom Bench seating. Relax in the
freestanding Soaker Tub with floor mount
faucet. The wide Hallway leads back to
Bedrooms 2 & 3. All Closets have built-in
shelving. Venture downstairs to the fully
developed Basement with 9' Ceilings to find a
large REC/Family Room, Storage Room,
Bedroom 4, another Full Bathroom & Utility
Room offering even more Storage Space. A/C
is included. Garage is insulated, drywalled &
painted too. Parkdale is continually recognized
as one of Calgary's™ top family-friendly &
sought-after inner-city communities known for
its luxury Estate Homes and modern Infills,
attracting Urban Buyers with its stylish
streetscapes, professional Residents,
convenient amenities with close proximity to
several Public & Private Schools, along with
the University of Calgary. The Foothills
Hospital is located just steps up the street &
the Alberta Children's™ Hospital only a short
drive away. Residents love the accessibility to
cozy coffee shops, local services and the
scenic Bow River Pathway"all within walking
distance. Move-in ready with New Home
Warranty. *Please note: Listing photos are
representative and taken from SOLD Unit
#721. Most images have been mirrored for this
listing. Unit #723 features similar finishes
throughout but has a different laundry room
wall tile selection & no large tree in yard.*

Built in 2024

Essential Information

MLS® #	A2191455
Price	\$1,199,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,964
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

Community Information

Address	723 36 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Built-in Features, Closet Organizers, Vinyl Windows, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Central Air Conditioner, Built-In Refrigerator, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard, BBQ gas line
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Days on Market	77
Zoning	R-C2

Listing Details

Listing Office	RE/MAX Realty Professionals
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