

923 36A Street NW  
Calgary, Alberta

MLS # A2180273



**\$949,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Street Lighting, Private, Rectangular Lot, See Remark		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*AMAZING VALUE\*\*\*. This property has a total of 4 bedrooms, 3.5 bathrooms and over 2,500SQFT of living space! The main floor has luxury wide plank flooring throughout. Massive island with quartz counter tops and high-end stainless steel appliances. The upper level has 3 bedrooms, including a large Master with a walk-in closet and 5 pce ensuite! The lower level is fully developed with a 4th bedroom, another full bathroom, wine cellar and nice open family room! Double detached garage. Great location close to schools, hospitals, shops, river and paths. Schedule your showing today!