

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

MLS® #A2191455

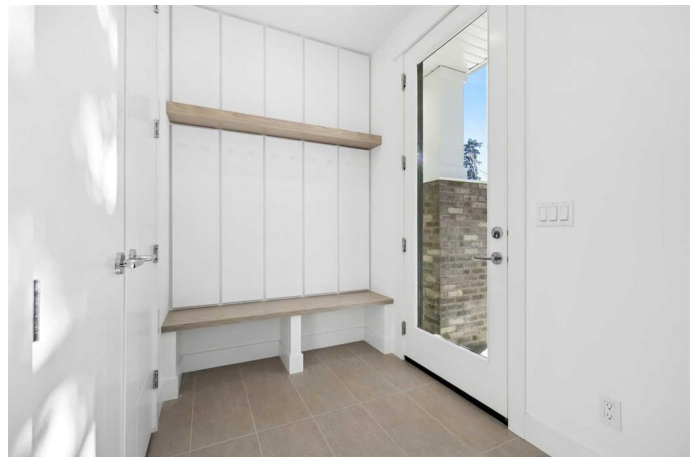
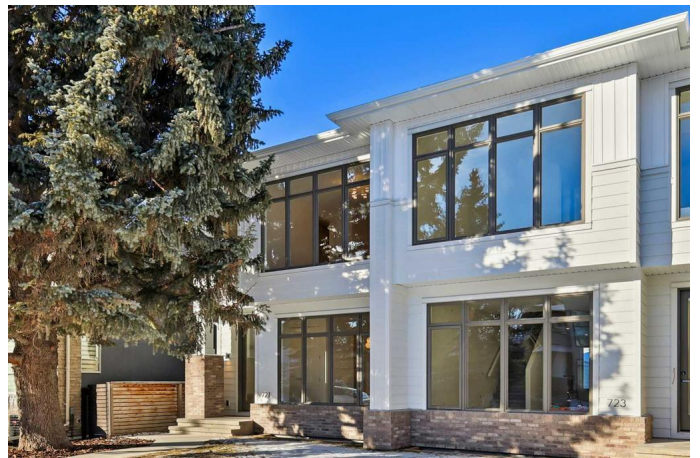
\$1,199,000

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, 9â€™™ 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 6â€™™ 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	2 Storey, Side by Side
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	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	February 3rd, 2025
Days on Market	75
Zoning	R-C2

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.