### ROBERT HART MOORE grassroots realty group

# 780-897-4170 robert@grassrootsrealtygroup.ca

# 923 36A Street NW Calgary, Alberta

#### MLS # A2215942



## \$900,000

| Division: | Parkdale  |        |                  |  |  |
|-----------|---|--------|------------------|--|--|
| Туре:     | Residential/Duplex  |        |                  |  |  |
| Style:    | 2 Storey, Attached-Side by Side                                     |        |                  |  |  |
| Size:     | 1,897 sq.ft.  | Age:   | 2018 (7 yrs old) |  |  |
| Beds:     | 4   | Baths: | 3 full / 1 half  |  |  |
| Garage:   | Double Garage Detached  |        |                  |  |  |
| Lot Size: | 0.07 Acre   |        |                  |  |  |
| Lot Feat: | Back Lane, Corner Lot, Private, Rectangular Lot, See Remarks, Stree |        |                  |  |  |
|           |   |        |                  |  |  |

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

Inclusions: N/A

\*\*\* WELCOME TO PARKDALE! \*\*\* This property has a total of 4 bedrooms, 3.5 bathrooms and over 2,500 SQFT 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!