

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

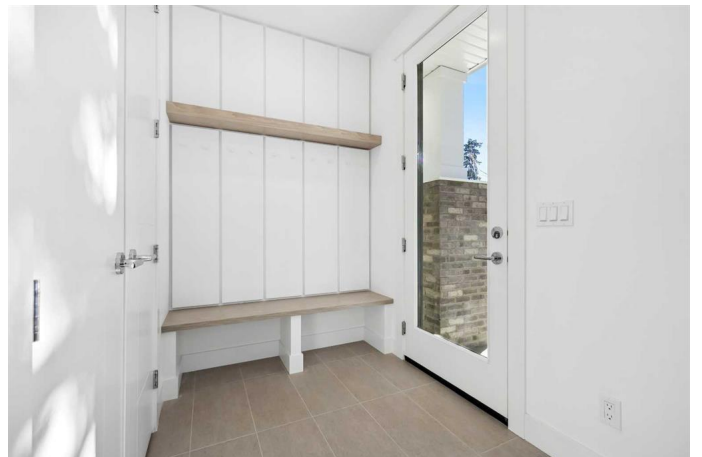
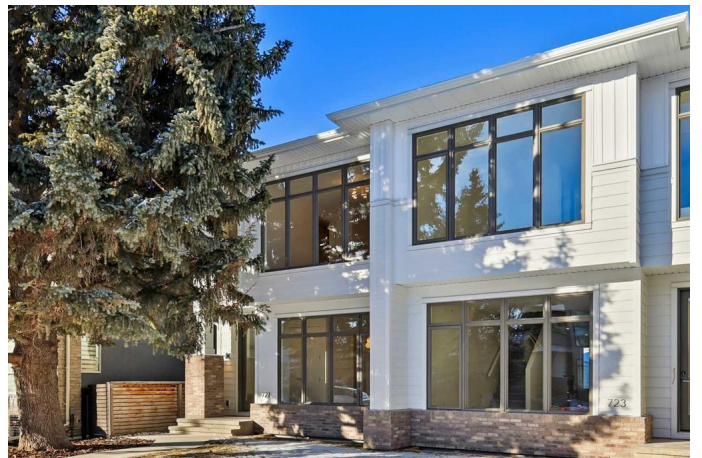
MLS® #A2191455

**\$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	60
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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