\$1,199,500 - 737 36 Street Nw, Calgary

MLS® #A2253214

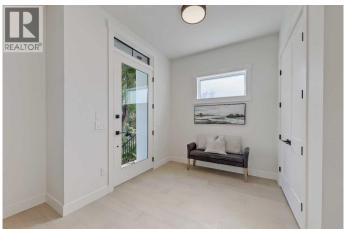
\$1,199,500

5 Bedroom, 4.00 Bathroom, 1,970 sqft Single Family on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to this stunning SEMI-DETACHED infill in Calgary's highly desirable PARKDALE! Thoughtfully designed with a focus on contemporary elegance, this home blends luxurious finishes with functional living spaces, creating a sanctuary for families and professionals alike. Situated in the heart of Parkdale, this property offers unparalleled access to some of Calgary's best amenities. Within walking distance, you'll find the picturesque Bow River pathways â€" perfect for morning jogs or leisurely evening strolls, and every kid's favourite Helicopter Park. Just minutes away, Foothills Medical Centre and the Alberta Children's Hospital make this home ideal for medical professionals or families seeking proximity to essential services. Families will appreciate the proximity to quality schools, including Westmount Charter School, the University of Calgary, and other top-tier public and private schools. With quick access to DT and major thoroughfares, Parkdale is the perfect blend of urban convenience and suburban charm. Every detail of this home has been meticulously curated to reflect a clean and sophisticated aesthetic. Engineered oak hardwood floors, designer tile, and high-end fixtures create a harmonious palette throughout. Unique design elements, such soaring 13FT CEILING in the great room, enhance the home's architectural appeal. The main floor features an open-concept layout, where 10-ft ceilings and expansive windows invite natural light to







pour in. A flex area at the front of the home offers the versatility of a dedicated dining room, sitting area, or even a home office setup. The gourmet kitchen is a chef's dream, showcasing high-end appliances, a large island with a quartz countertop, and full-height custom cabinetry. The great room flows seamlessly onto a large rear deck, perfect for indoor-outdoor entertaining, with a sleek gas fireplace framed by custom millwork. Completing this level is a thoughtfully designed mudroom with built-in storage and a stylish powd er room. The second floor houses 3 generously sized bedrooms, including the luxurious primary suite. The primary bedroom features a 12'6" tray ceiling, a spacious walk-in closet, and a spa-like ensuite with a soaker tub, dual vanities, and an oversized glass shower. A convenient laundry room and a beautifully appointed main bathroom round out this level. Downstairs, the fully finished basement provides your family with lots of functional and convenient options. This space offers a separate entrance and secondary kitchen – ideal for a LEGAL SUITE (approved by the city) for a mortgage helper. Alternatively, keep it for yourself and create an amazing theatre room or use it for multi-generational living! The private WEST backyard offers a serene space for relaxation and entertaining, with a double detached garage and room for outdoor dining and a play area. Call to view today! (id:6289)

Built in 2025

Essential Information

Listing # A2253214 Price \$1,199,500

Bedrooms 5

Bathrooms 4.00

Half Baths 1

Square Footage 1,970 Acres 0.07 Year Built 2025

Type Single Family

Sub-Type Freehold

Community Information

Address 737 36 Street Nw

Subdivision Parkdale
City Calgary
Province Alberta
Postal Code T2N3A7

Amenities

Amenities Park, Playground, Schools, Shopping Features Closet Organizers, Gas BBQ Hookup

Parking Spaces 2

Parking Detached Garage

of Garages 2

Interior

Appliances Refrigerator, Cooktop - Gas, Dishwasher, Stove, Oven, Microwave,

Microwave Range Hood Combo, Hood Fan, Garage door opener

Heating Forced air

Cooling See Remarks

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Basement Separate entrance

Exterior

Exterior Composite Siding Foundation Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate





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