

# \$1,285,000 - 739 36 Street Nw, Calgary

MLS® #A2185754

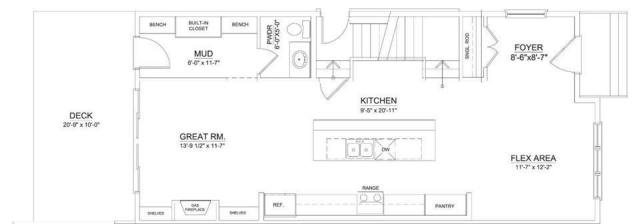
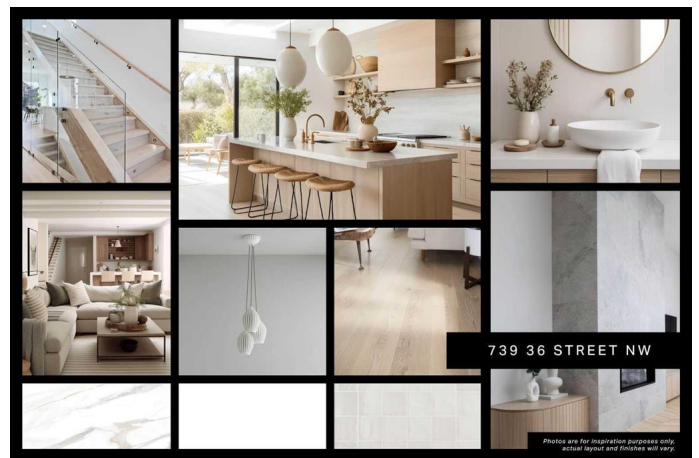
**\$1,285,000**

4 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential 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 – 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 as 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 powder 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 2-BED LEGAL SUITE (subject to permits and approvals 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. Don’t miss your chance to own this architectural masterpiece in one of Calgary’s most sought-after neighbourhoods!

Built in 2025

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2185754    |
| Price    | \$1,285,000 |
| Bedrooms | 4           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,972                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 739 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 | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Built-in Features, Closet Organizers, Double Vanity, Pantry, Recessed Lighting, Separate Entrance, Tray Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Oven-Built-In, Electric Stove, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood  |
| Heating           | Forced Air  |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry, Suite   |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line                         |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Composite Siding                     |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 110               |
| Zoning         | R-CG              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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