

# \$1,179,000 - 723 36 Street Nw, Calgary

MLS® #A2214717

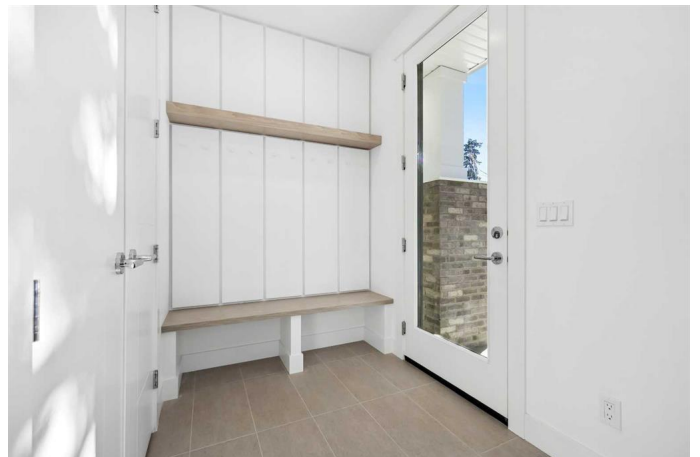
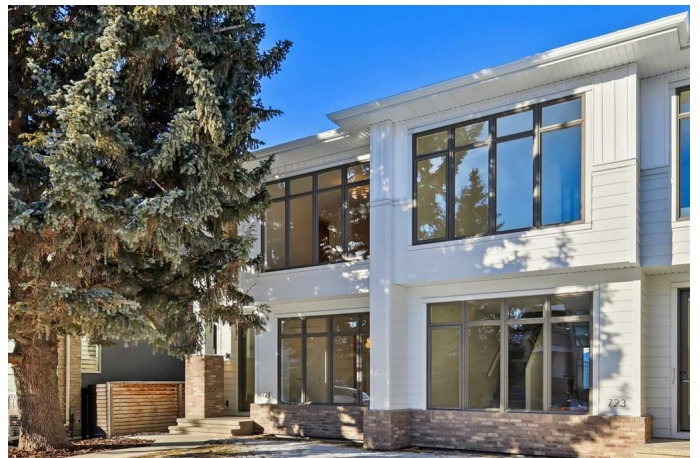
**\$1,179,000**

4 Bedroom, 4.00 Bathroom, 1,964 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

**\*\*OPEN HOUSE: SAT MAY 10 from 1:00-3:00PM & SUN MAY 11 from 2:00-4:00PM\*\*** Welcome to 723 36 Street NW - a **BRAND NEW BUILD** 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, 9'™ 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 6'™ 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 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 next door. 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® # | A2214717    |
| Price  | \$1,179,000 |

|                |                        |
|----------------|------------------------|
| 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, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Cement Fiber Board  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 11               |
| 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.