\$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 guiet 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 Pathwayâ€"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 13

Zoning R-C2

Listing Details

Listing Office RE/MAX Realty Professionals

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