



**923 36A Street NW  
Calgary, Alberta**

**MLS # A2282146**



**\$869,000**

<b>Division:</b>	Parkdale	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b> 2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Corner Lot, Private, Rectangular Lot, See Remarks, Street Lighting	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

**BEST PRICED SEMI-DETACHED IN PARKDALE | CORNER LOT | QUIET LOCATION.** This beautifully appointed home offers 4 bedrooms, 3.5 bathrooms, and over 2,500 sq. ft. of developed living space. The main floor features luxury wide-plank flooring throughout and an impressive chef's kitchen with a massive quartz-topped island and high-end stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a 5-piece ensuite. The fully developed lower level adds even more living space, featuring a fourth bedroom, full bathroom, wet bar, and an open family room ideal for relaxing or hosting guests. Complete with a double detached garage and located in a highly desirable Parkdale location, close to schools, hospitals, shopping, river pathways, and more. Schedule your showing today!