



909 36 Street NW  
Calgary, Alberta

MLS # A2288062



**\$1,499,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,595 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Appliances		

Welcome to this impeccably crafted 3-STOREY DETACHED home in the heart of Parkdale, offering OVER 3,400+ SQFT OF DEVELOPED LIVING SPACE by the reputable ACE HOMES. Featuring 5 BEDROOMS, multiple PRIVATE ENSUITES, a fully developed basement, and a DOUBLE DETACHED REAR GARAGE, this home perfectly blends luxury craftsmanship with thoughtful family functionality in one of Calgary's most desirable inner-city communities. The main level welcomes you through a FRONT CONCRETE PORCH into a beautifully designed foyer complete with CUSTOM BUILT-INS. The front-facing dining room is complimented by OVERSIZED WINDOWS, filling the space with natural light. At the heart of the home, the chef-inspired kitchen showcases a full STAINLESS STEEL APPLIANCE PACKAGE, luxury finishes, and an impressive 15-FOOT OVERSIZED ISLAND—ideal for hosting gatherings or casual family meals. Tucked discreetly to the side, the mudroom features additional CUSTOM BUILT-IN STORAGE. The rear living room offers warmth and comfort, with large patio doors opening onto the REAR CONCRETE PATIO, creating seamless indoor-outdoor living. The second level features a primary suite, complete with a spacious WALK-IN CLOSET and a luxurious 5-PIECE ENSUITE featuring upscale finishes and a spa-inspired atmosphere. Two additional bedrooms each boast their own PRIVATE 3-PIECE ENSUITE—an exceptional feature for growing families or guests. A conveniently located laundry room completes this floor. The third level adds a unique layer of lifestyle flexibility. A spacious BONUS ROOM with WET BAR opens onto a PRIVATE BALCONY—perfect for entertaining, relaxing, or creating a dedicated lounge space. This level also features an additional bedroom

with its own WALK-IN CLOSET and access to a JACK & JILL STYLE WASHROOM, along with a thoughtfully placed POCKET OFFICE, ideal for working from home without sacrificing living space. The fully developed basement extends the home's versatility with a large REC ROOM, and WET BAR, creating the perfect setting for movie nights or hosting. A dedicated GYM area provides space for wellness at home, while a 5th bedroom and 3-PIECE BATHROOM make this level ideal for guests or extended family. Located in the highly sought-after community of Parkdale, this home offers the perfect balance of riverside tranquility and urban convenience. Enjoy easy access to the Bow River Pathway system, nearby parks, and quick connections to Crowchild Trail for seamless commuting. Minutes from the Foothills Medical Centre, Alberta Children's Hospital, and the University of Calgary. Parkdale is known for its strong sense of community, tree-lined streets, and proximity to local cafes and boutique amenities. Whether you're searching for a forever family home or a premium inner-city investment, this property delivers unmatched space, elevated design, and an exceptional location. ACT NOW to take advantage of PRE-COMPLETION CUSTOMIZED FINISHING OPTIONS and secure SUMMER 2026 POSSESSION.