



GRASSROOTS
REALTY GROUP

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907 36A Street NW
Calgary, Alberta

MLS # A2346438



\$1,389,999

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,624 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: appliances, house keys

NOW FINISHED BUILDING. This exceptional 3 STOREY LUXURY DUPLEX by award winning ACE HOMES offer a rare opportunity to own a high end inner city home with standout curb appeal, elevated furnishings, and incredible flexibility. Featuring a timeless ALL - BRICK EXTERIOR, 4 BEDS ABOVE GRADE, 4 ENSUITE BATHROOMS, a THIRD FLOOR RETREAT with a WET BAR + DUAL BALCONIES, and an OPTIONAL 2 BEDROOM LEGAL SUITE or fully customized GYM/REC AREA, this home is designed for modern living in one of Calgary's most desirable communities. Thoughtfully planned across three impressive levels, the main floor welcomes you with a spacious front foyer, a dedicated POCKET OFFICE, elegant dining area, rear mudroom, and a stylish powder room. The open concept layout flows into a beautifully designed chef's kitchen complete with custom cabinetry, quartz countertops, a massive 12 FOOT ISLAND, full pantry, built in microwave and over, PANEL READY FRIDGE & DISHWASHER, premium appliance package, and upgraded LED STRIP LIGHTING that adds a polished designer touch. The rear living room is warm and inviting with a cozy fireplace and large patio doors that create a seamless connection to the outdoor living space. The second level offers a rare and highly functional bedroom layout, ideal for families, guests or multi generational living. The primary suite features a private ensuite, while two additional bedrooms each include their own PRIVATE ENSUITE BATHROOM - a luxury detail that adds comfort, privacy and everyday convenience. The third floor is a true showpiece and sets this home apart from the typical inner city infill. Complete with a second primary style bedroom with ensuite, a spacious bonus lounge, WET BAR and dual balconies, this level offers incredible lifestyle flexibility. Use it as a private owner's retreat,

guest suite, entertainment lounge, executive workspace, or elevated relaxation area. The lower level can be customized to suit your needs, with the option to complete it as a LEGAL 2 - BEDROOM BASEMENT SUITE with private side entrance, kitchen, living area, separate laundry, and mechanical access - perfect for extended family, rental income or a mortgage helper. Alternatively, create the ultimate HOME GYM, REC ROOM, MEDIA AREA, OR PRIVATE LIFESTYLE SPACE tailored to your family. Located in the heart of PARKDALE, this home offers the perfect blend of luxury, convenience, and community. Enjoy quick access to the Bow River pathways, Edworthy Park, local amenities, Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, and major routes connecting you throughout the city. Parkdale continues to be one of Calgary's premium inner city neighbourhoods, loved for its walkability, natural surroundings, and strong community feel. . Luxury design, all brick curb appeal, flexible living and a premium Parkdale location, this is a rare opportunity.