



## 915 36 Street Calgary Alberta

\$1,325,000

Stunning inner city 2-story offering quality workmanship and an open floor plan with natural light flowing from front to rear. Soaring 10 foot flat finish ceilings on main, plus 9 foot upstairs & basement. Upgraded engineered floor truss system eliminates all bulkhead ceilings in basement, resulting in a much cleaner look. Home is entirely carpet-free for ease of cleaning. Beautiful white kitchen and dining area with plenty of cabinetry. Spacious family room with cozy gas fireplace and dual 8 foot glass sliding doors opening onto concrete patio. Three bedrooms up, all with walk-in closets. The master has beautiful vaults and a 5-piece ensuite with heated tiled floors. Relax and wind down in the luxurious built-in steam shower. Upper floor laundry comes with it's own faucet & sink, cabinetry, and counter space. The basement is fully developed with an additional bedroom, a 4-piece bath, and a large rec room. Basement concrete slab in-floor heating is fully installed for your comfort. Double detached garage is designed with a hidden loft offering generous storage to neatly hide away your belongings. Low maintenance landscaping, completed with wrap-around concrete walkway. Convenient and quiet location to call home, with easy access to parks, playgrounds and Westmount Charter School. A short walk to access the Bow River Pathway system. Contact your favourite realtor for available floor plans. Adding a basement suite with separate entry is optional subject to approval and permitting by the city. (please note: interior photos posted are from a previous project; finishes will be similar) (id:6769)

Great room 17.00 Ft x 14.50 Ft  
Bedroom 10.50 Ft x 8.50 Ft  
4pc Bathroom 8.50 Ft x 5.00 Ft  
Family room 15.92 Ft x 12.42 Ft  
Kitchen 22.00 Ft x 11.42 Ft  
Dining room 12.75 Ft x 11.42 Ft  
2pc Bathroom 5.42 Ft x 5.00 Ft

Primary Bedroom 15.83 Ft x 14.17 Ft  
Other 8.83 Ft x 6.17 Ft  
Bedroom 12.00 Ft x 9.58 Ft  
Bedroom 11.50 Ft x 9.58 Ft  
5pc Bathroom 11.50 Ft x 7.58 Ft  
4pc Bathroom 9.58 Ft x 5.00 Ft  
Laundry room 7.42 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
GRAND REALTY

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

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