



## 907 36B Street Calgary Alberta

\$765,295

For more information, please click the "More Information" button. This beautifully maintained and thoughtfully updated two-storey detached home, built in 1979, is situated on a 2,566 sq. ft. lot in one of Calgary's most desirable neighbourhoods. Offering 1,420 sq. ft. above grade plus a fully finished basement, it provides the perfect balance of space, comfort, and community living. Inside, the home features a renovated kitchen with shaker-style hardwood cabinetry, granite countertops, a built-in fridge with pantry storage, and a central island with a stone double sink. The main and upper levels are finished with rich hardwood flooring, while the basement boasts brand-new laminate. With five bedrooms in total, including two in the basement, and 2.5 bathrooms, this home is well-suited for families. Highlights include a renovated ensuite, a basement bathroom with heated floors, and a cozy gas fireplace in the main lounge. The fully finished basement offers two versatile rooms that can serve as bedrooms or office space, along with an entertainment area and a full bathroom. Modern smart home features include a Nest Thermostat, Nest Doorbell Camera, Cat5e structured cabling (wired for two external security cameras), and Telus fibre connectivity. Recent upgrades further enhance the home's appeal, including triple-glazed windows, fresh interior and exterior paint, and renovated cedar siding. The exterior is equally impressive, with a terraced front garden shaded by mature elm trees and a private, fully fenced backyard with newly stained cedar fencing. A spacious cedar deck creates the ideal space for summer BBQs and gatherings, while the yard also features a lilac tree, vegetable planters, a stone paver pathway, and a garden shed. For added convenience, the property includes an automated WIFI-enabled B-Hyve sprinkler system, a rear parking pad, and ample street parking. T...

2pc Bathroom 7.33 Ft x 6.33 Ft

4pc Bathroom 5.75 Ft x 11.75 Ft

Bedroom 9.08 Ft x 13.00 Ft

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Den 10.92 Ft x 5.42 Ft

Primary Bedroom 11.00 Ft x 14.67 Ft

Other 10.50 Ft x 7.42 Ft

Recreational, Games room 17.83 Ft x 11.92 Ft

Storage 10.67 Ft x 4.92 Ft

Furnace 3.08 Ft x 6.92 Ft

2pc Bathroom 4.25 Ft x 4.75 Ft

Dining room 10.92 Ft x 13.42 Ft

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Originally Listed by:  
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4pc Bathroom 6.33 Ft x 11.67 Ft

Kitchen 10.58 Ft x 11.58 Ft

Bedroom 13.75 Ft x 8.58 Ft

Living room 18.42 Ft x 15.17 Ft