



## 739 36 Street Calgary Alberta

\$1,285,000

Welcome to this stunning SEMI-DETACHED infill in Calgary's highly desirable PARKDALE! Thoughtfully designed with a focus on contemporary elegance, this home blends luxurious finishes with functional living spaces, creating a sanctuary for families and professionals alike. Situated in the heart of Parkdale, this property offers unparalleled access to some of Calgary's best amenities. Within walking distance, you'll find the picturesque Bow River pathways - perfect for morning jogs or leisurely evening strolls, and every kid's favourite Helicopter Park. Just minutes away, Foothills Medical Centre and the Alberta Children's Hospital make this home ideal for medical professionals or families seeking proximity to essential services. Families will appreciate the proximity to quality schools, including Westmount Charter School, the University of Calgary, and other top-tier public and private schools. With quick access to DT and major thoroughfares, Parkdale is the perfect blend of urban convenience and suburban charm. Every detail of this home has been meticulously curated to reflect a clean and sophisticated aesthetic. Engineered oak hardwood floors, designer tile, and high-end fixtures create a harmonious palette throughout. Unique design elements, such as soaring 13FT CEILING in the great room, enhance the home's architectural appeal. The main floor features an open-concept layout, where 10-ft ceilings and expansive windows invite natural light to pour in. A flex area at the front of the home offers the versatility of a dedicated dining room, sitting area, or even a home office setup. The gourmet kitchen is a chef's dream, showcasing high-end appliances, a large island with a quartz countertop, and full-height custom cabinetry. The great room flows seamlessly onto a large rear deck, perfect for indoor-outdoor entertaining, with a sleek gas fireplace framed by custom mill...

Kitchen 20.92 Ft x 9.42 Ft  
Dining room 12.17 Ft x 11.58 Ft  
Living room 13.83 Ft x 11.58 Ft  
2pc Bathroom 6.00 Ft x 5.00 Ft  
Laundry room 9.08 Ft x 6.00 Ft  
Primary Bedroom 12.58 Ft x 12.17 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft  
5pc Bathroom 19.08 Ft x 8.83 Ft  
Kitchen 8.83 Ft x 8.33 Ft  
Living room 20.17 Ft x 12.00 Ft  
Bedroom 12.75 Ft x 10.00 Ft  
Laundry room 9.67 Ft x 6.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://innercityinfills.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 10.67 Ft x 9.92 Ft  
Bedroom 11.50 Ft x 9.67 Ft

4pc Bathroom 8.67 Ft x 5.50 Ft