



# 907 36 Street Calgary Alberta

\$1,499,000

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...

Bedroom 13.58 Ft x 11.50 Ft

Other 15.83 Ft x 6.17 Ft

Bedroom 12.67 Ft x 8.75 Ft

Bedroom 9.58 Ft x 8.75 Ft

Laundry room 8.08 Ft x 5.67 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bonus Room 11.75 Ft x 11.75 Ft

3pc Bathroom Measurements not available

Bedroom 12.08 Ft x 9.08 Ft

Exercise room 11.00 Ft x 7.67 Ft

Recreational, Games room 20.33 Ft x 14.50 Ft

3pc Bathroom Measurements not available

Living room 16.00 Ft x 14.17 Ft

Kitchen 21.17 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

### RE/MAX Realty Professionals

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Bedroom 12.00 Ft x 11.58 Ft

Dining room 16.50 Ft x 10.58 Ft

Office 7.75 Ft x 5.75 Ft