

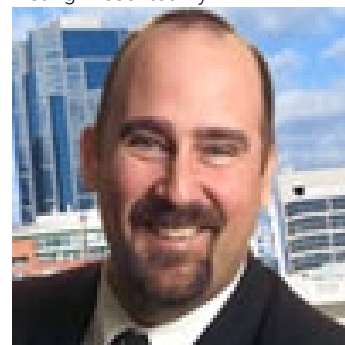


907 36A Street Calgary Alberta

\$1,449,000

Welcome to this exceptionally designed 3-storey duplex by award-winning ACE HOMES, offering a rare combination of luxury, functionality, and income potential in the heart of Parkdale. This thoughtfully planned home features a LEGAL 2-bedroom basement suite with private side entrance, 4 ENSUITE WASHROOMS, and expansive living spaces designed for modern inner-city living. The main floor impresses with a spacious foyer that sets the tone for the home, complemented by a POCKET OFFICE, elegant dining area, rear mudroom, and convenient powder room. At the heart of the home sits the chef-inspired dream kitchen, complete with stainless steel appliances, built-in microwave and oven, quartz countertops, a massive 12-foot island, and a FULL PANTRY, perfectly anchored for entertaining and everyday family life. The rear living room offers a cozy yet refined atmosphere with a fireplace and large patio doors that seamlessly connect indoor and outdoor living. The second level is designed for comfort and privacy, featuring a stunning primary bedroom with its own ensuite, along with two additional bedrooms, each with their own private ensuite washroom, a rare and highly desirable layout ideal for families or guests. The third floor elevates the lifestyle offering even further, showcasing a second primary bedroom with ensuite, a bonus lounge with WET BAR and DUAL BALCONIES that provide incredible flexibility for entertaining, relaxing, or working from home. Whether used as a private retreat, guest suite, or executive-style living space, this level is a true standout. The fully finished basement legal suite includes two bedrooms, a full kitchen, living area, SEPARATE LAUNDRY, private SIDE ENTRANCE and independent access to the mechanical room. This versatile space is perfectly suited for rental income, extended family, or a mortgage helper, offering privacy and independence for all oc...

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

RE/MAX Realty Professionals

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

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

Primary Bedroom 13.50 Ft x 12.83 Ft

Bedroom 11.17 Ft x 10.00 Ft

Bedroom 10.00 Ft x 9.83 Ft

Laundry room 9.25 Ft x 5.67 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.25 Ft x 12.17 Ft

Other 8.83 Ft x 7.00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 11.08 Ft x 10.67 Ft

Bedroom 13.33 Ft x 10.00 Ft

Kitchen 12.42 Ft x 9.50 Ft

Living room/Dining room 15.08 Ft x 11.00 Ft

Laundry room 6.00 Ft x 5.75 Ft

Living room 15.00 Ft x 14.67 Ft

Kitchen 16.83 Ft x 15.42 Ft

Dining room 13.42 Ft x 12.00 Ft

