



## 915 36 Street Calgary Alberta

\$1,220,000

Welcome to this brand new inner city 2-story offering quality workmanship and an exceptional open layout. 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 cleaner appearance and a true full height basement. Home is entirely carpet-free for ease of cleaning. Beautiful white kitchen featured by a quartz waterfall countertop island. 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 is completed with in-floor radiant heating (not just rough-in). Central air conditioning installed for year round comfort. Upgraded state of the art heating system manufactured by "Gradient Thermal" for superior efficiency. The double detached garage includes generous built-in storage space in the attic accessible by a nifty built in drop down ladder. Low maintenance landscaping, completed with wrap-around concrete walkway. A 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. Take the direct short cut route to walk up to the hospital. Conversion to a basement suite with separate entry is optional subject to approval and permitting by the city. Provisions had been made for ease of conversion. To make your move convenient, custom blinds are already installed and included. Just move in and enjoy! (id:6769)

Recreational, Games room 14.83 Ft x 25.33 Ft

Bedroom 12.33 Ft x 10.50 Ft

4pc Bathroom 8.25 Ft x 5.08 Ft

Living room 15.91 Ft x 18.25 Ft

Kitchen 17.75 Ft x 20.92 Ft

Dining room 10.92 Ft x 14.83 Ft

Primary Bedroom 15.85 Ft x 23.58 Ft

Other 6.17 Ft x 8.92 Ft

Bedroom 9.50 Ft x 13.33 Ft

Bedroom 9.58 Ft x 13.42 Ft

5pc Bathroom 9.25 Ft x 11.42 Ft

4pc Bathroom 9.17 Ft x 5.08 Ft

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

Listing Presented By:



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Grand Realty

**RE/MAX Realty Professionals**

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2pc Bathroom 5.08 Ft x 5.08 Ft

Laundry room 7.33 Ft x 6.50 Ft