

# \$1,889,000 - 924 36 Street Nw, Calgary

MLS® #A2258675

**\$1,889,000**

4 Bedroom, 4.00 Bathroom, 2,554 sqft

Residential on 0.14 Acres

Parkdale, Calgary, Alberta

Absolutely stellar location! Nestled on a quiet, tree-lined street and set on a 50'x120' corner lot in the highly sought-after community of Parkdale, this exceptional home combines timeless style with thoughtful modern upgrades. The open and airy main level is beautifully appointed with engineered hardwood floors and 10' beamed ceilings, creating an inviting backdrop for everyday living and entertaining. A spacious dining area—illuminated by a striking Herculeum II chandelier—flows seamlessly into the living room, anchored by a sleek feature fireplace and custom built-ins. The gourmet kitchen is a true showpiece, designed for both function and flair. Plumbed and wired for a future living wall, it's finished with Caesarstone countertops, a large island with eating bar, abundant storage (including a walk-in pantry), instant hot water, Franke sinks, and premium GE Monogram stainless steel appliances. A built-in office nook adds a practical touch, while a convenient mudroom and laundry room with sink and storage complete the main level. Ascend the stunning hardwood floating staircase to the second level, where three generously sized bedrooms, an office, and a 4-piece main bath await. The luxurious primary retreat is a private sanctuary, showcasing peaceful neighborhood vistas, a walk-in closet with frosted glass barn door, and a spa-inspired 5-piece ensuite with heated floors, dual sinks, oversized soaker tub, and glass-enclosed shower. The fully developed



basement is designed for relaxation and entertainment, featuring heated polished concrete floors, a spacious recreation area, and an impressive 122â€• screen with 4K projector and 9+1 speaker systemâ€”perfect for movie or game nights. A fourth bedroom and full 3-piece bath round out this level. Additional highlights include central air conditioning, central vacuum, air purifier, and over \$50K invested in Smart Home and entertainment systemsâ€”perfect for the tech-savvy homeowner. Outdoors, the charm continues with beautiful new exterior front landscaping and concrete and welcoming veranda, plus a private backyard oasis complete with a maintenance-free deck, natural gas fire table, BBQ outlet, built-in speakers, and raised garden beds for the avid gardener. A heated triple detached garage ensures ample parking and storage. The location is second to noneâ€”just a short walk to Foothills Hospital and Bow River pathways, and minutes to Edworthy Park, the Childrenâ€™s Hospital, U of C, University District, schools, shopping, and with quick access to 16th Avenue for an easy escape to the mountains.

Built in 2018

**Essential Information**

MLS® #	A2258675
Price	\$1,889,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,554
Acres	0.14
Year Built	2018
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	924 36 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3A8

### Amenities

Parking Spaces	3
Parking	Heated Garage, Insulated, Oversized, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Data, Wired for Sound, Beamed Ceilings, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Foundation                Poured Concrete

### **Additional Information**

Date Listed                September 19th, 2025

Days on Market        3

Zoning                    R-CG

### **Listing Details**

Listing Office            RE/MAX First

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