



\$ 924,900.00

## 736 35 STREET NW CALGARY

<https://paulbrinton.com>

NEARING COMPLETION...2 MODERN FARMHOMES | BACKING GREEN SPACE, SCHOOL- Located on a quiet street in Parkdale this fully developed 2 story home showcases an amazing open concept floor plan with designer touches throughout. The custom kitchen includes a stainless steel appliances package custom kitchen with quartz/granite countertops. Enjoy the engineered...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

Image not found or type unknown



## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1155766

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-20 08:26:09

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/19/21

**Two Piece Bath:** 1

**Lot size:** 6000 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Family Room, Gas

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** .

**Lot Features:** Back Lane, Backs on to Park/Green Space, Few Trees, Lawn, Landscaped, Level, Views

**Total Parking:** 2

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bar, Bookcases, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting

**Roof Type:** Asphalt



**Heating Type:** In Floor Roughed-In, Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**List Price Square Foot:** \$ 530.64

**Rooms Above Grade:** 6

**Construction Materials:** Brick, Composite Siding

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer

**Subdivision Name:** Parkdale

**Lot Size Acres:** 0.14

**Levels:** Two

**Zoning:** RC-2

**Photo Count:** 26

**Unit Exposure:** NW

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 1743.00

**Structure Type:** Duplex

**Restrictions:** None Known

