

# \$895,000 - 419 36 Avenue Nw, Calgary

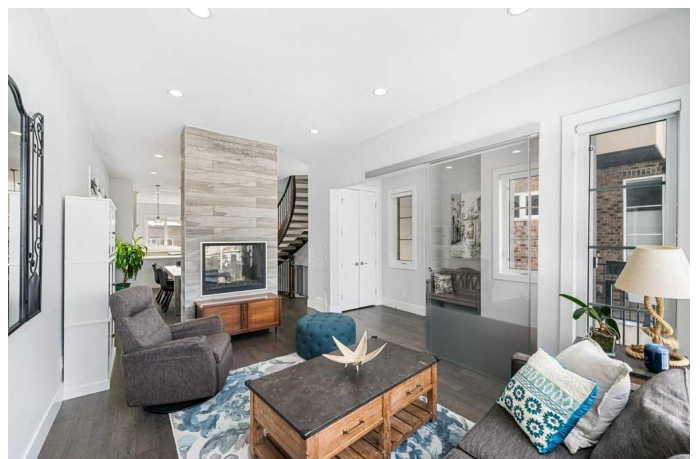
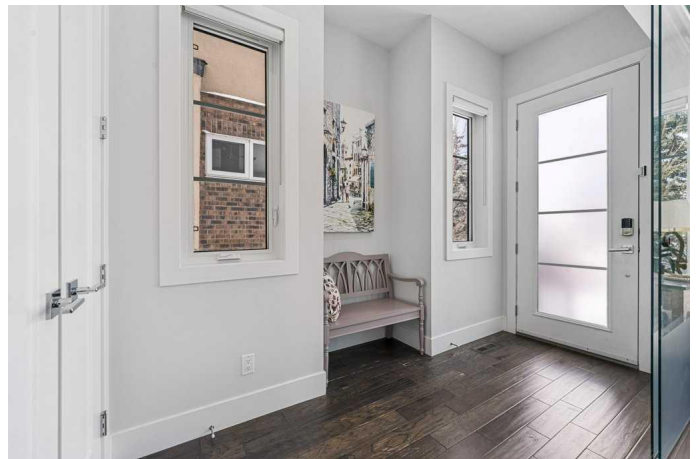
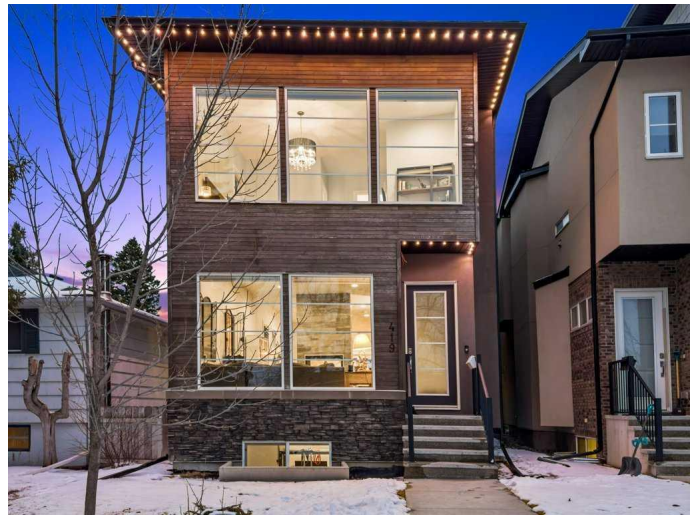
MLS® #A2208401

**\$895,000**

4 Bedroom, 4.00 Bathroom, 1,939 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Luxury meets elegance in this stunning home a short walk from Confederation Park. As you enter this majestic home you are flooded with beautiful natural light coming from the massive windows in the living room. With hardwood floors throughout the main level paired with 10 ft ceilings this home offers vast space for life's luxuries. The living room boasts an expansive two-sided fireplace, the idyllic place to curl up with a good book after a long day. As you continue through the main floor the curved staircase offers a breathtaking view every time you pass by. The kitchen is the perfect place to test out all your new recipes with stainless steel appliances, under cabinet lighting, a high end gas stove, quartz counters and a large centre island. Friends and family alike will gather for your delicious treats at the breakfast bar hoping for more! The main level offers a spacious dining room for all your entertaining, a powder room for ease and a rear entry mudroom making the backyard that much more accessible. As you make your way up that stunning staircase to the primary bedroom, you are met with the perfect oasis to help you relax after a long day. With massive windows bringing warm sunshine in, a gorgeous chandelier and a cozy reading nook you are sure to nuzzle in for a restorative night from the comforts of your luxurious bedroom. To top it off, the ensuite hosts a double vanity, built-in closets and a custom walk-in shower, making our oasis even more spa-like. Down the hall are the second and third bedrooms



joined through a jack and jill bathroom also hosting a double vanity giving space and privacy to all family members. The upper level is expertly equipped with the laundry, with a new washer and dryer, making your home even more seamless and carefree. Downstairs offers the perfect space for a family room/recreation room with a large space for entertaining offering heated floors, built-in speakers and a wet bar with custom shelves. This is an ideal space for friends and family to gather and make wonderful memories with a 4 piece bathroom and an additional bedroom, your guests will feel right at home. The backyard offers an additional space for enjoying a warm summer breeze. With a composite deck, an awning to shade that warm sun, privacy screen, and gas BBQ hookup, you will never want to leave the comforts of your home. The double detached garage is an excellent space for your vehicles and storage needs. This home is suited a short drive from downtown, with quick access to main roadways, many restaurants, schools and playgrounds nearby. It is the perfect location to blend both suburban and inner city lifestyles with access to so many amenities and so much that Calgary has to offer.

Built in 2013

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2208401  |
| Price          | \$895,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,939     |
| Acres          | 0.07      |
| Year Built     | 2013      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 419 36 Avenue Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0C7          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Central Vacuum, Sump Pump(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range   |
| Heating           | Forced Air, Natural Gas, Boiler, High Efficiency, In Floor  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Double Sided  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Awning(s), Lighting                                 |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Level, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding                            |
| Foundation        | Poured Concrete   |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 13              |
| Zoning         | R-CG            |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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