# \$1,295,000 - 643 36 Street Sw, Calgary

MLS® #A2265980

## \$1,295,000

4 Bedroom, 5.00 Bathroom, 2,157 sqft Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Modern Luxury Meets Elevated Living in Spruce Cliff. Discover this exceptional new build in the highly sought-after community of Spruce Cliff, where timeless design and modern elegance converge. This stunning 4-bedroom, 5-bathroom home showcases superior craftsmanship, premium finishes, and thoughtful functionality throughout. An impressive main level welcomes you with white oak wide-plank flooring, abundant natural light, and sophisticated designer lighting. The open concept living area features a sleek gas fireplace set within a striking tile wall, creating a perfect blend of warmth and contemporary style. The chef-inspired kitchen boasts high-end appliances, a massive center island, full-height custom cabinetry, and refined detailing ideal for both entertaining and everyday living.

Upstairs, the primary suite is a serene retreat complete with a spa-like 6-piece ensuite featuring a freestanding soaker tub, multi-jet rain shower, dual vanities, and heated floors. The custom walk-in closet offers floor-to-ceiling built-ins, providing both beauty and function. Two additional bedrooms each feature walk-in closets, with one offering its own private ensuite. A convenient upper-level laundry room with a sink adds to the home's thoughtful design. The fully developed lower level includes a legal one-bedroom suite with a separate entrance â€" ideal for extended family, guests, or potential rental income. The suite is complete







with a full kitchen, 4-piece bathroom, laundry area, and a spacious living room. Outdoors, enjoy a west-facing backyard with a deck and green space, perfect for relaxing or entertaining, plus a double detached garage with back-lane access. Situated in the heart of Spruce Cliff, this location offers the best of both worlds â€" urban convenience and natural beauty. Minutes from shopping, restaurants, golf, and the Douglas Fir Trail system, this home is the perfect blend of modern luxury and everyday comfort.

#### Built in 2025

## **Essential Information**

MLS® # A2265980 Price \$1,295,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,157

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 643 36 Street Sw

Subdivision Spruce Cliff

City Calgary

County Calgary

Province Alberta

Postal Code T3C 1R1

## **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking

Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer,

Washer/Dryer, Wine Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 21st, 2025

Days on Market 14

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.