

\$1,100,000 - 416 36 Street Sw, Calgary

MLS® #A2242299

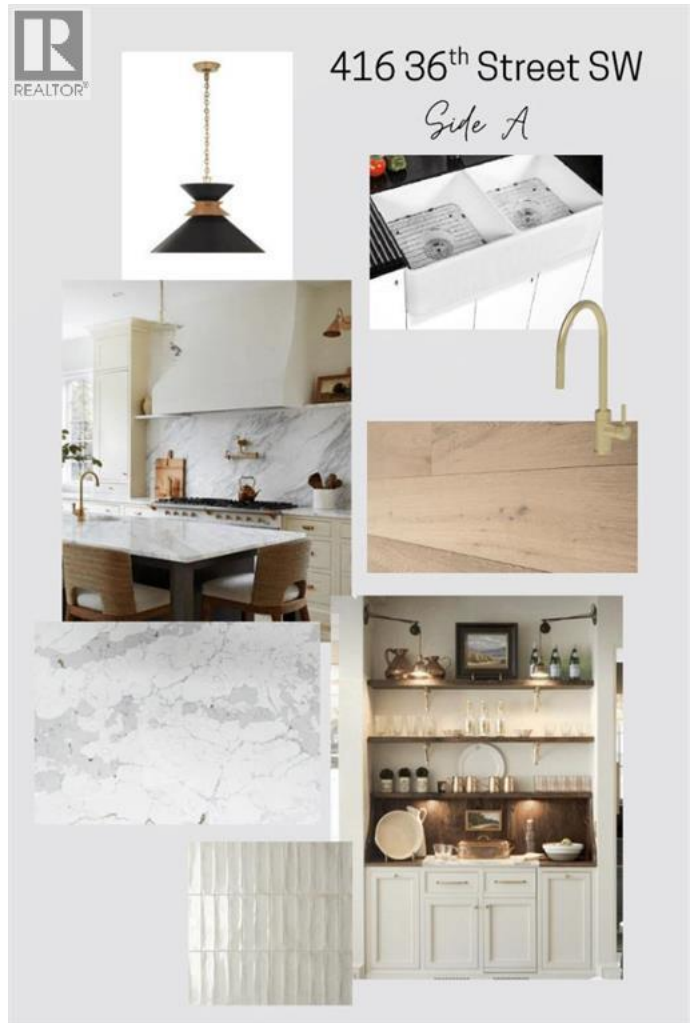
\$1,100,000

5 Bedroom, 4.00 Bathroom, 1,949 sqft

Single Family on 0.14 Acres

Spruce Cliff, Calgary, Alberta

Nestled on one of Spruce Cliff's most coveted streets, 416 36 Street SW stands as a testament to modern luxury and thoughtful design. Imagine a family envisioning their future, or a couple with growing needs, pulling up to their brand-new, dream home. This isn't just a house; it's the backdrop for their next chapter. Stepping inside, 10-foot ceilings on the main floor immediately captivate. Sunlight streams through unique European-style windows, which elegantly tilt or swing open, inviting the gentle breeze. The chef's kitchen is a true culinary sanctuary, with a convenient pot filler, ample prep space on the stunning 13-foot island with its farmhouse sink and waterfall quartz edge, and sleek painted thin-profile shaker cabinets. A dedicated coffee station adds to the thoughtful design. Warm hardwood floors flow seamlessly, guiding them through the open-concept space. The dining area, with its stylish feature wall, promises intimate dinners. In the living room, the fully tiled gas fireplace beckons cozy evenings, while patio doors open onto a spacious composite deck, complete with a gas connection for BBQs. A clever secret, a hidden door, conceals the chic two-piece bathroom. As they ascend the hardwood staircase, the second floor unfolds into a haven of comfort. The large primary bedroom, a serene retreat, boasts a captivating feature wall and a spa-like five-piece ensuite. The two additional bedrooms offer ample space for children or guests, serviced by a beautifully appointed



four-piece bathroom. A dedicated office, complete with a built-in desk, provides a quiet space to focus. Hardwood floors continue throughout this level. But the story doesn't end there. Downstairs, a fully independent, two-bedroom legal suite, with durable LVP flooring, presents a world of possibilities. Perhaps for visiting family, or as a smart investment, offering the flexibility of long or short-term rentals. Beyond the immediate charm, this home offers hidden strengths and smart features. The party wall, built to code with upgraded insulation, an extra layer of 5/8" drywall, and resilient channels (Sound Bar), ensures unparalleled soundproofing. The garage is roughed in for a 220V plug-in. The thoughtful pre-wiring for A/C, built-in speakers, central vacuum, and Cat6 in the office and bedrooms speaks to a home designed for convenience and the future. 416 36 Street SW isn't just a new build; it's an invitation to a lifestyle. It's the beginning of countless memories and the quiet comfort of knowing you've found your forever home on a street where quality and community converge.

(id:6289)

Built in 2025

Essential Information

Listing #	A2242299
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,949
Acres	0.14
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address 416 36 Street Sw
Subdivision Spruce Cliff
City Calgary
Province Alberta
Postal Code T3C1P7

Amenities

Amenities Park, Playground, Recreation
Features Back lane, PVC window, No
Parking Spaces 2
Parking Detached Garage
of Garages 2

Interior

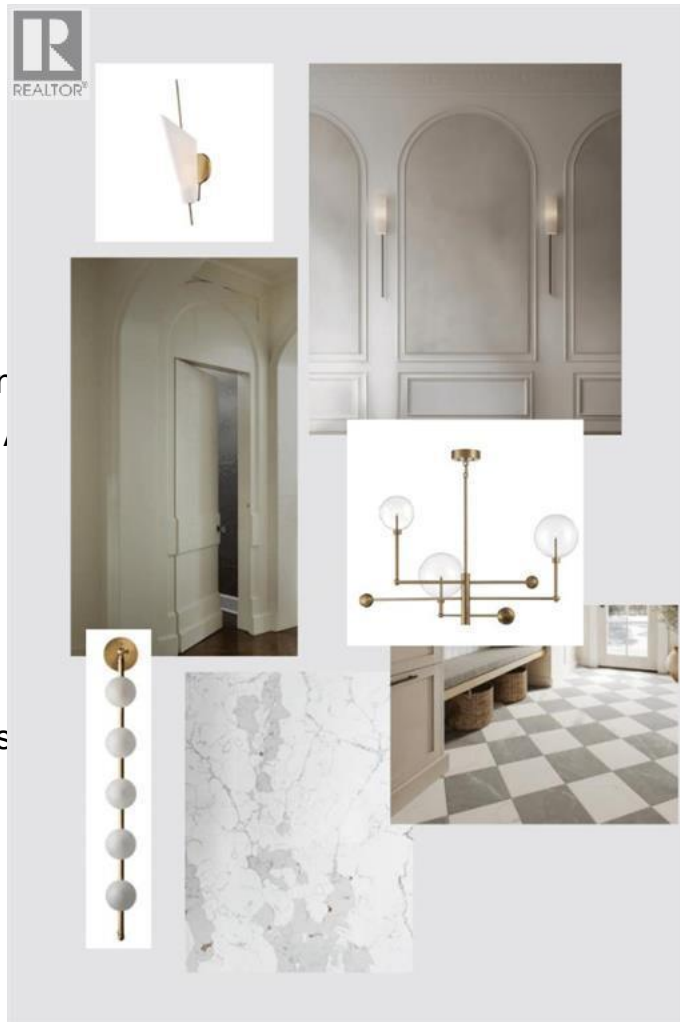
Appliances Refrigerator, Range - Gas
opener, Washer & Dryer
Heating Forced air
Cooling See Remarks
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes
Basement Separate entrance, Walk-up, Suite

Exterior

Exterior Brick, Composite Siding, Stucco
Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 13th, 2025 at 10:31am PDT