

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

MLS® #A2265980

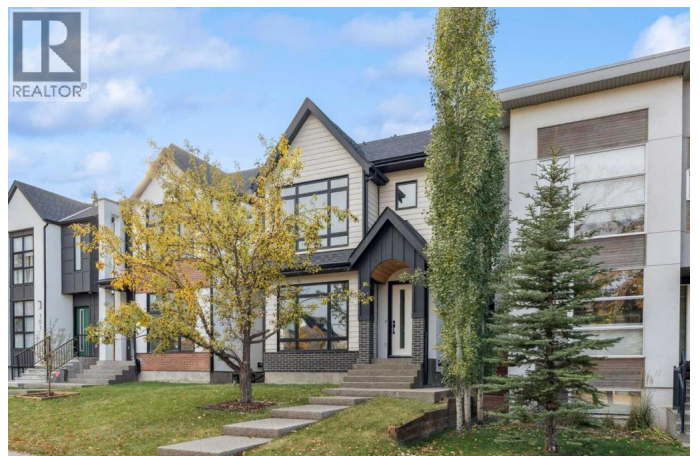
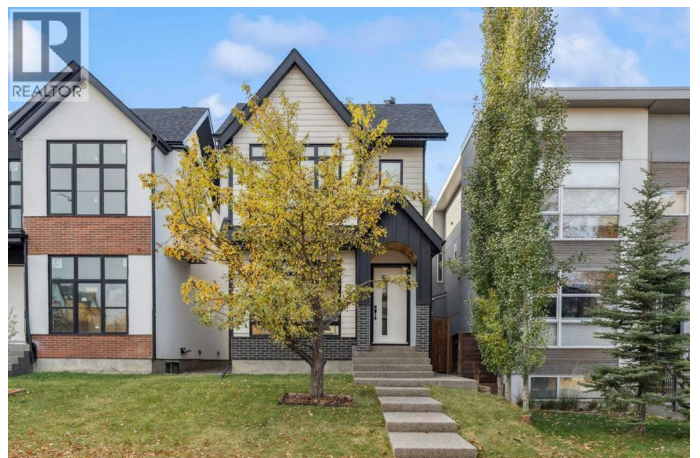
\$1,295,000

4 Bedroom, 5.00 Bathroom, 2,157 sqft

Single Family 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 — 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 – 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. (id:6289)

Built in 2025

Essential Information

Listing #	A2265980
Price	\$1,295,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,157
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	643 36 Street Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C1R1

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Oven, Dryer, Microwave, Hood Fan, See remarks, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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Listing information last updated on October 22nd, 2025 at 11:31pm PDT