

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

MLS® #A2223994

\$1,295,000

4 Bedroom, 5.00 Bathroom, 2,104 sqft

Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

SUBSTANTIAL PRICE REDUCTION – A RARE OPPORTUNITY AT AN INCREDIBLE NEW PRICE! **Open House Saturday August 23, 2025 Noon to 2 pm** This brand new luxury single family home in vibrant Spruce Cliff delivers nearly 3,000 square feet of refined living space, and flexibility galore. Situated on an oversized 27' lot, the home blends elevated design with thoughtful features and a sun-drenched west-facing backyard. Nestled on a quiet tree-lined street just steps from the Douglas Fir Trail system, Shaganappi Golf Course and expansive green space, it offers a truly connected urban lifestyle. A front-facing dining room is bathed in natural light from a grand picture window framing mature trees. Designer lighting creates ambiance throughout the open-concept main floor, leading to a stunning chef's kitchen with full-height cabinetry, gas cooktop, stone counters, an oversized centre island with seating and extended built-in cabinetry ideal for serving and storage. The adjacent living area is anchored by a sleek linear fireplace set in full-height tile, flanked by floating wood shelves and enhanced by built-in speakers. Oversized sliding glass doors open to the west patio and fenced yard, an ideal setting for entertaining or relaxing outdoors. A chic powder room completes the main floor. Upstairs, a statement lighting feature draws you to the grand vaulted primary suite, where a warm wood-panelled wall adds dramatic elegance. West-facing windows overlook the



trees, while the spa-inspired ensuite includes dual sinks, a deep soaker tub, a multi-jet rain shower, and heated floors. The massive custom walk-in closet is beautifully finished. All three bedrooms upstairs include custom walk-in closets. The second bedroom includes its own private 4-piece ensuite and walk-through closet—perfect for guests, teens, or visiting family, while the third bedroom is served by another full bathroom just across the hall. A well-equipped laundry room with storage and a sink completes the upper level. And yes—every bedroom in this home has direct access to a bathroom! The fully finished lower level has a large living space with a built-in media area, wet bar/kitchenette, spacious bedroom with a custom closet and a designer 4-piece bath with dual sinks and a huge walk-in shower. Second laundry is also included. So the question becomes "to suite or not to suite". Additional highlights include wide plank flooring, built-in sound, a soft neutral palette, double detached garage and landscaping to be completed by the builder. Complete with extensive new home warranty in place - peace of mind is built right in!

Built in 2025

Essential Information

MLS® #	A2223994
Price	\$1,295,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,104
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, Oversized
# 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), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Wine Refrigerator, Double Oven
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	112
Zoning	R-C2

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.