

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

MLS® #A2242299

\$1,100,000

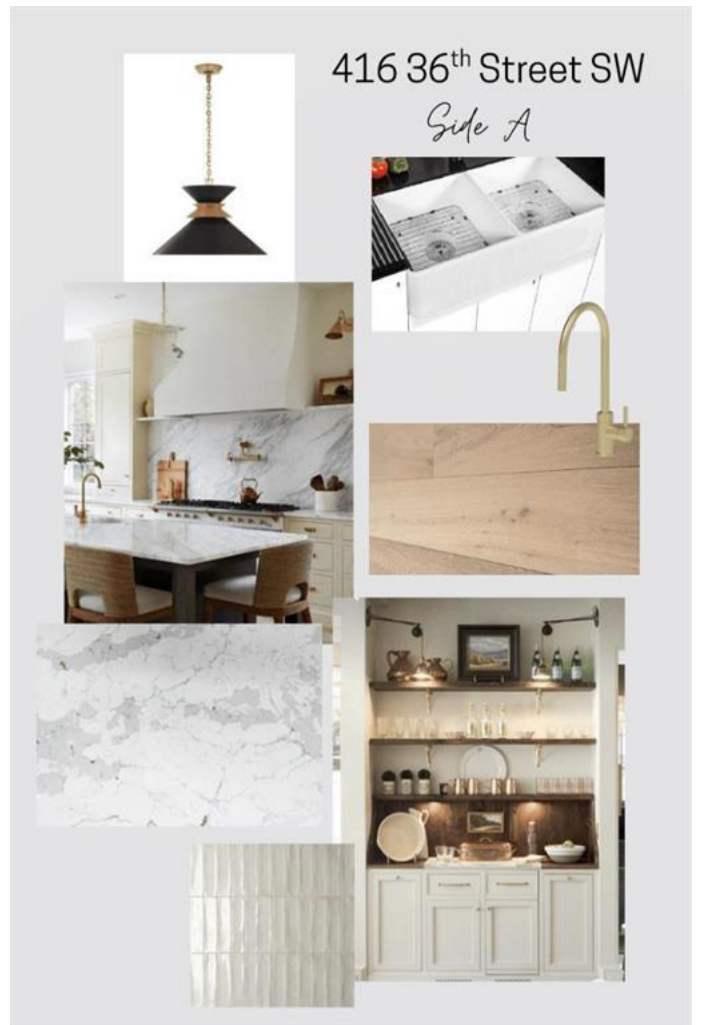
5 Bedroom, 4.00 Bathroom, 1,949 sqft
Residential on 0.14 Acres

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 Roxul 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.

Built in 2025

Essential Information

MLS® #	A2242299
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage 1,949
 Acres 0.14
 Year Built 2025
 Type Residential
 Sub-Type Semi Detached
 Style 2 Storey, Side by Side
 Status Active

Community Information

Address 416 36 Street Sw
 Subdivision Spruce Cliff
 City Calgary
 County Calgary
 Province Alberta
 Postal Code T3C 1P7

Amenities

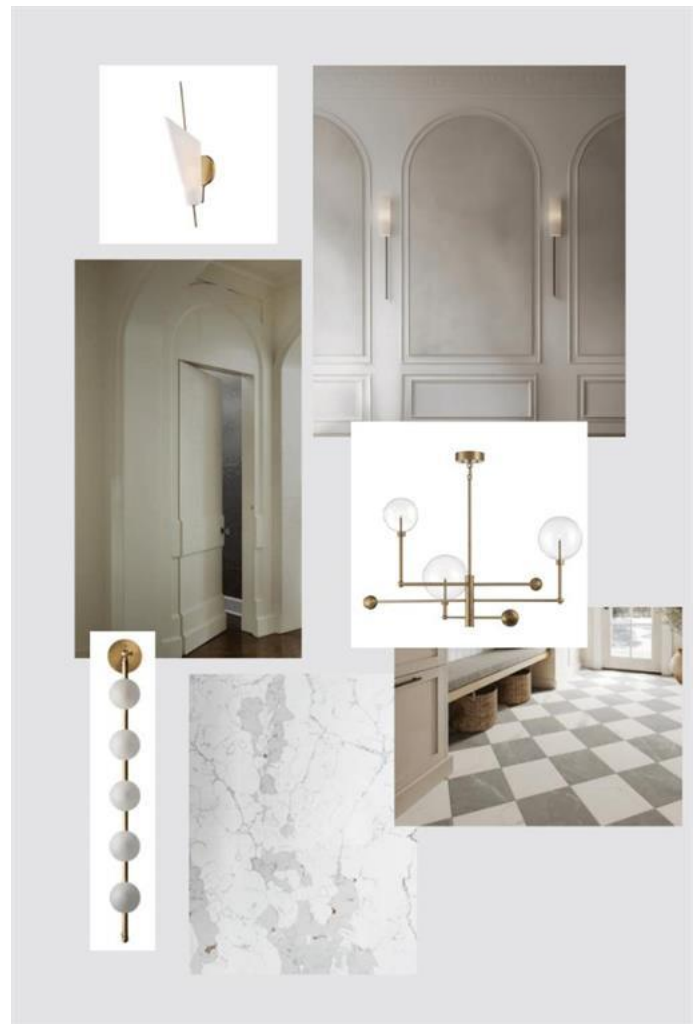
Parking Spaces 2
 Parking Double Garage Detached
 # of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
 Appliances Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Washer/Dryer
 Heating Forced Air
 Cooling Rough-In
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Gas, Living Room
 Has Basement Yes
 Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Balcony
 Lot Description Back Lane, Back Yard, Rectangular Lot, Street Lighting, Gentle Sloping
 Roof Asphalt Shingle



Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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