

# \$1,348,800 - 643 36 Street Sw, Calgary

MLS® #A2223994

**\$1,348,800**

4 Bedroom, 5.00 Bathroom, 2,104 sqft

Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

**\*Open House Sunday, June 22 from 2-4pm\***

This brand new luxury home in vibrant Spruce Cliff delivers nearly 3,000 square feet of refined living space, and flexibility galore, including (if you choose) a rare legal lower suite—perfect for multigenerational living, a nanny, or additional flexibility or if you prefer it can be reconfigured into an outstanding family room plan for additional entertaining/living area. 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 closetâ€”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 yesâ€”every bedroom in this home has direct access to a bathroom! The fully self-contained legal lower suite offers incredible flexibility and is complete with a separate entrance, full stylish kitchen with stainless steel appliances, a large living space with a built-in media area, spacious bedroom with a custom closet and a designer 4-piece bath with dual sinks and a huge walk-in shower. Separate laundry is also included. Additional highlights include wide plank flooring, built-in sound, a soft neutral palette, double detached garage and landscaping to be completed by the builder. This is a true turnkey opportunity, with extensive new home warranty in place - peace of mind is built right in!

Built in 2025

### **Essential Information**

MLS® #	A2223994
Price	\$1,348,800
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, Double Oven, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Wine Refrigerator
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, Suite

### 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	33
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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