

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

MLS® #A2265980

**\$1,295,000**

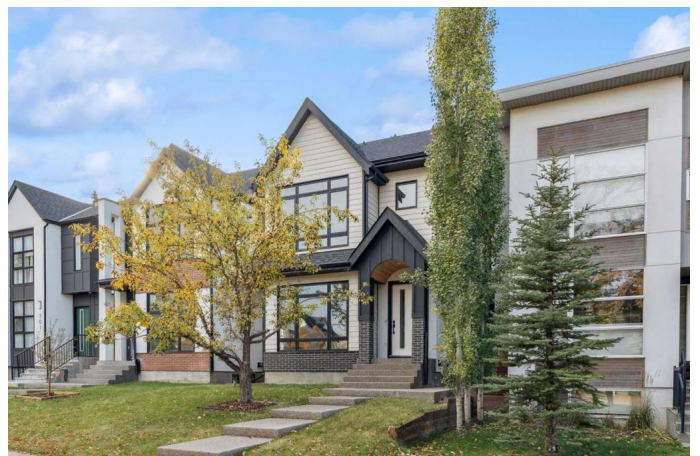
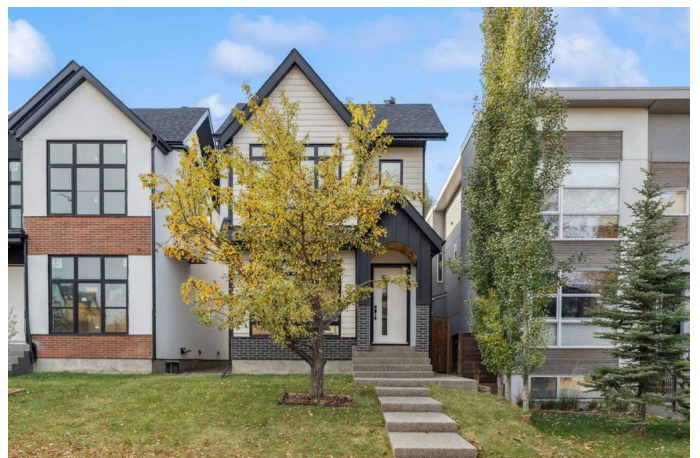
4 Bedroom, 5.00 Bathroom, 2,157 sqft

Residential 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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265980    |
| Price          | \$1,295,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,157       |
| 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 |
| # 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) |
| Appliances        | Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Wine Refrigerator                                                                                                             |
| Heating           | Forced Air                                                                                                                                                                                                                                                                        |
| Cooling           | None                                                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                               |
| Basement          | Full                                                                                                                                                                                                                                                                              |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 28                 |
| Zoning         | R-CG               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.