

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

MLS® #A2265980

\$1,295,000

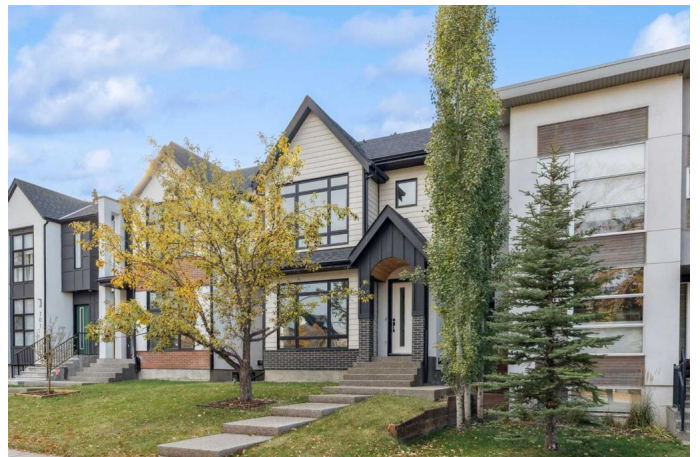
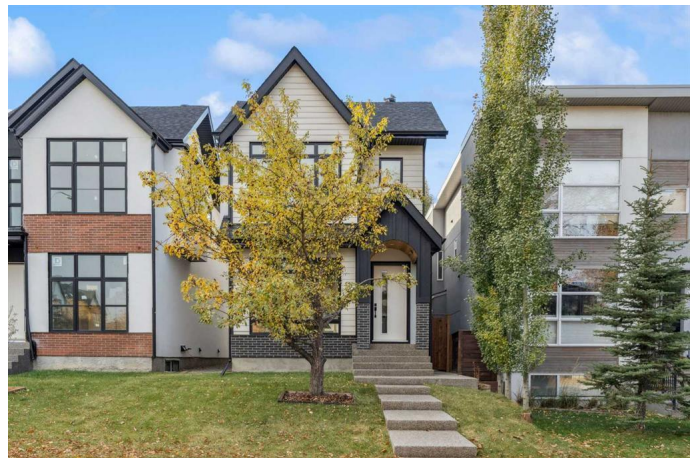
4 Bedroom, 5.00 Bathroom, 2,157 sqft

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
Community	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1R1

Amenities

Parking Spaces	4
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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, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Separate Entrance
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Wine Refrigerator, Double Oven, Gas Cooktop, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Yard, Private Entrance
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	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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