

\$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

NOTE: Open House May 31st from 1 - 4. This brand new luxury home in vibrant Spruce Cliff delivers nearly 3,000 square feet of refined living space, including a rare legal lower suite—perfect for multigenerational living, a nanny, income potential or additional flexibility. 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 14

Zoning R-C2

Listing Details

Listing Office RE/MAX iRealty Innovations

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