

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

MLS® #A2242299

\$1,100,000

5 Bedroom, 4.00 Bathroom, 1,949 sqft

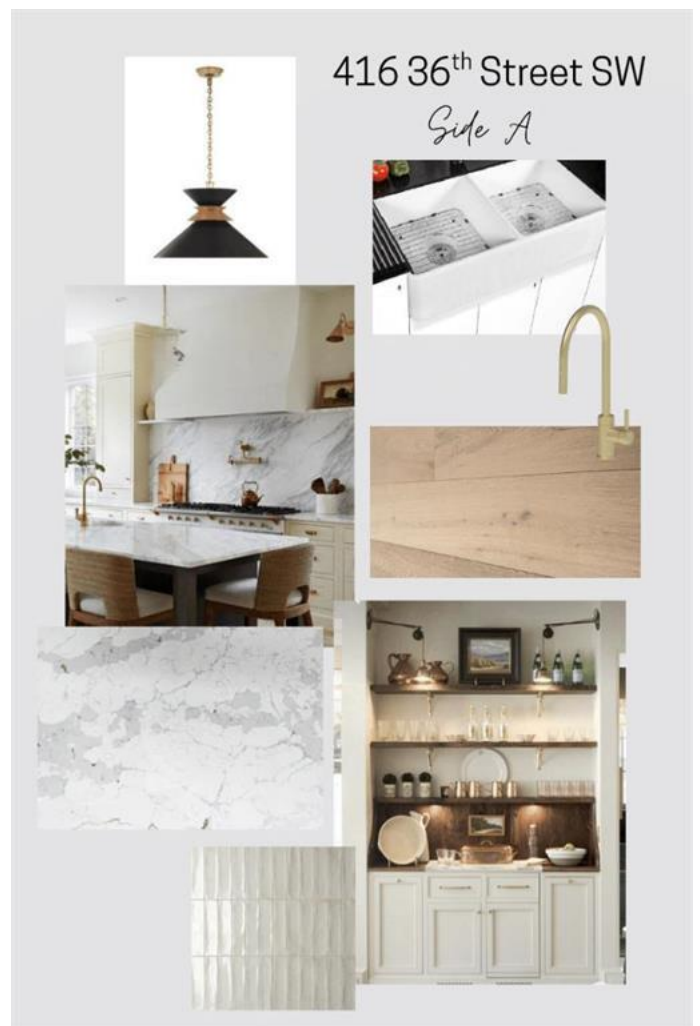
Residential on 0.14 Acres

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

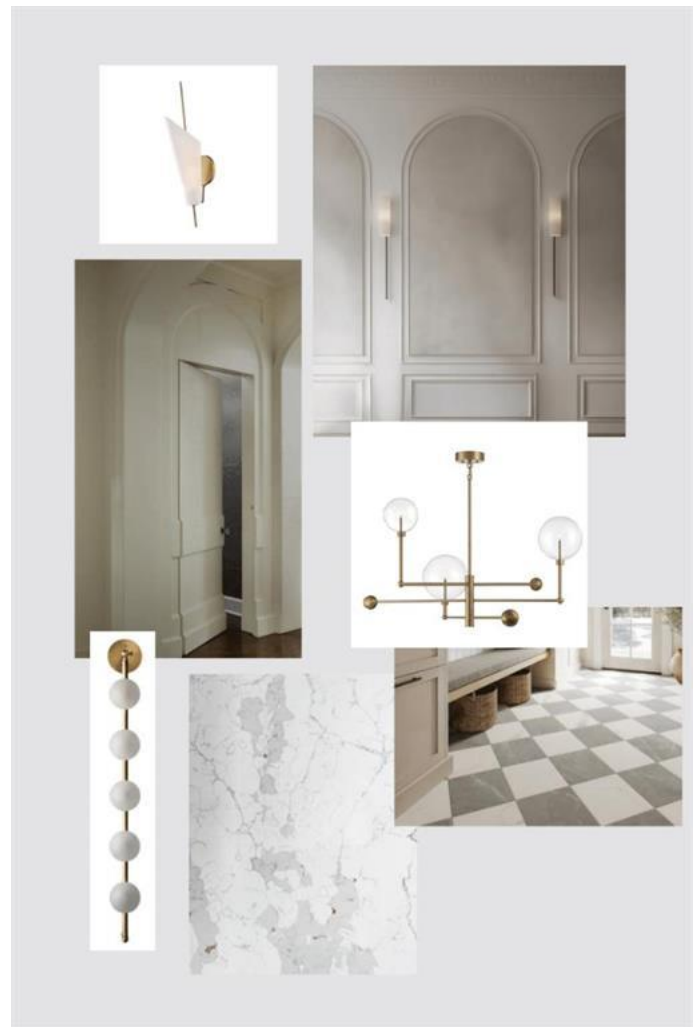
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

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	27
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

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.