

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

MLS® #A2242299

**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 1,949 sqft

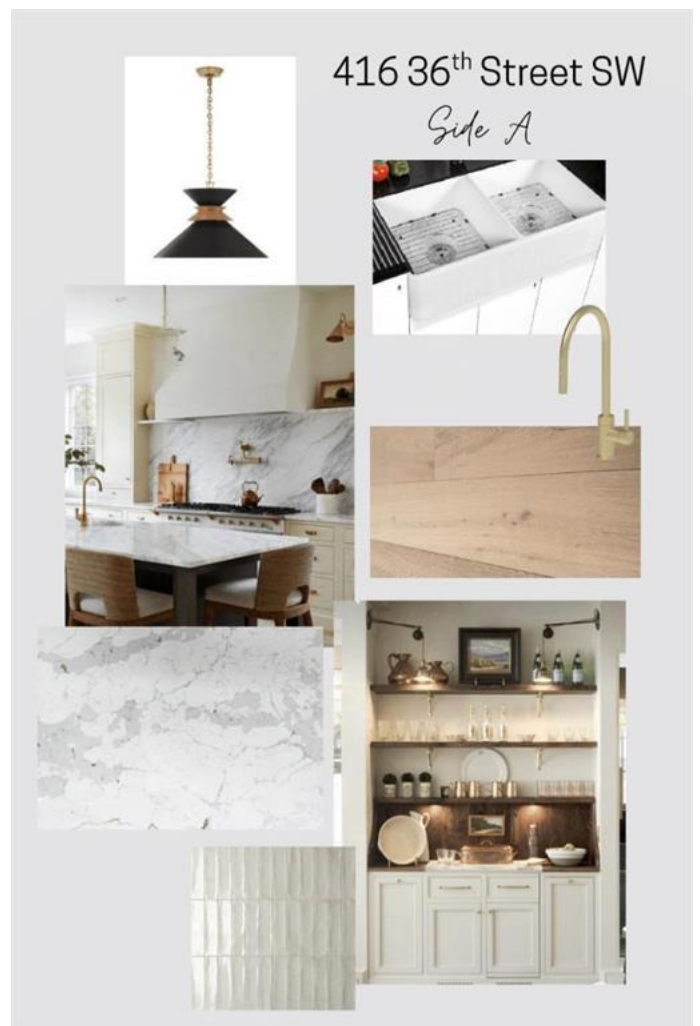
Residential on 0.14 Acres

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

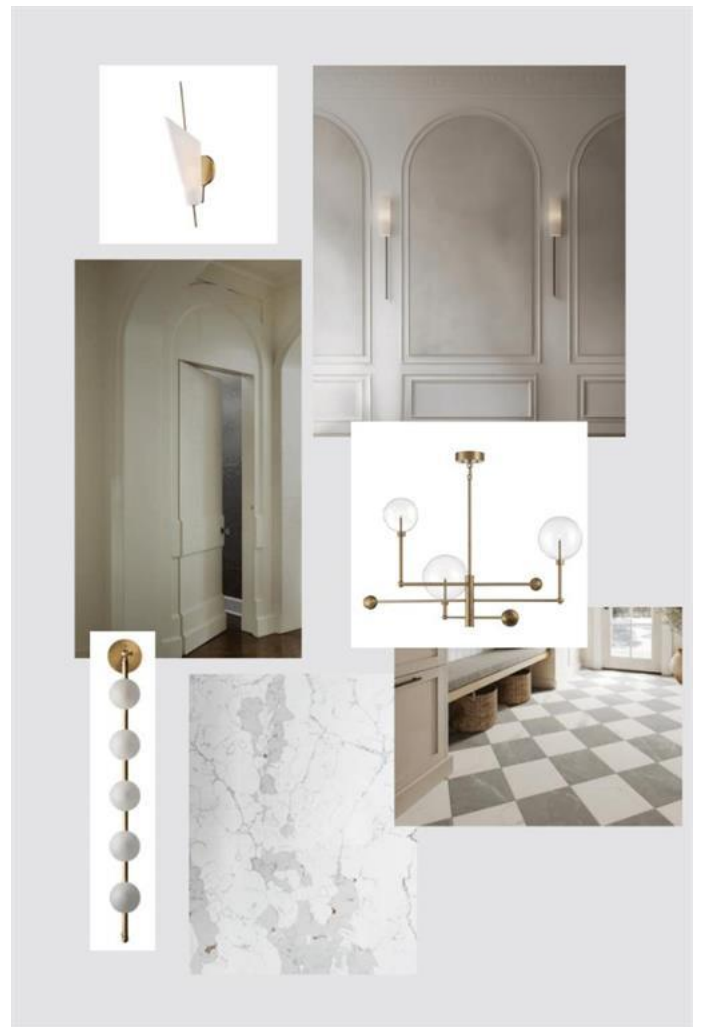
|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### 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 | 21              |
| Zoning         | R-CG            |

**Listing Details**

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

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