# 421 36 Street SW

Calgary | Active | MLS® A2356269

**$1,080,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2020** | **2,063.44 sq. ft.** |

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Listed by RE/MAX House of Real Estate

# A closer look

Custom-built luxury meets an exceptional inner-city lifestyle on one of Spruce Cliff's most desirable tree-lined streets. Offering over 2,900+ sq. ft of total living space, this detached home pairs thoughtfully designed living spaces with refined finishes in a community prized for its natural surroundings and proximity to downtown. Close to the Douglas Fir Trail, Bow River pathways and Edworthy Park, the setting is ideal for outdoor enthusiasts, with schools, shops, amenities and the LRT also nearby.

The main floor makes an elegant first impression with 10-foot painted ceilings, engineered hardwood flooring, designer lighting, custom millwork and a wood-wrapped staircase. Designed for entertaining, the kitchen features custom cabinetry, an impressive 11-foot island with waterfall quartz countertops and premium stainless steel appliances, including a gas cooktop and full-size side-by-side refrigerator and freezer. Well-defined dining and living spaces provide a comfortable backdrop for both everyday living and larger gatherings.

Upstairs, a versatile flex space with vaulted ceilings complements three bedrooms, a dedicated laundry room and two five-piece bathrooms. The primary retreat features a tray ceiling, custom walk-in closet and a beautifully appointed ensuite with heated floors, a freestanding tub, a shower with body jets and a dual vanity with quartz countertops.

The developed lower level extends the living space with a generous recreation room featuring a custom media centre, wet bar and wine storage. A fourth bedroom with a custom walk-in closet and a full bathroom with a large shower create a welcoming space for guests. Additional features include rough-ins for air conditioning, in-floor heating and central vacuum.

An exceptional opportunity to enjoy custom craftsmanship, generous living space and the balance of nature and urban convenience that makes Spruce Cliff so appealing.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356269 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2020 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |

| | |
|---|---|
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,063.44 sq. ft. |
| **Main Level Finished Area:** | 994.38 sq. ft. |
| **Upper Level Finished Area:** | 1,069.06 sq. ft. |
| **Below Grade Finished Area:** | 864.84 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,250 sq. ft. |
| **Lot Frontage:** | 27'1¼" |
| **Front Exposure:** | East |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2020 (Age: 6) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1811385 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |

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|---|---|
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Rough-In |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Spruce Cliff |
| **Appliances:** | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 21'1" × 13'8" · |
| **Main Floor** | Dining Room · 17'11" × 14'9" · |
| **Main Floor** | Living Room · 13'10" × 12' · |
| **2nd Floor** | Bedroom · 14'3" × 10'7" · |

| | |
|---|---|
| **2nd Floor** | Bedroom · 14'3" × 10'5" · |
| **2nd Floor** | Laundry · 7'8" × 5'11" · |
| **2nd Floor** | Bedroom - Primary · 17'11" × 12'11" · |
| **2nd Floor** | Walk-In Closet · 7'8" × 7'2" · |
| **Basement** | Bedroom · 13'7" × 9'11" · |
| **Basement** | Game Room · 18'2" × 16'7" · |
| **Basement** | Furnace/Utility Room · 7'7" × 5'11" · |
| **Basement** | Walk-In Closet · 9'1" × 6'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bar, Bookcases, High Ceilings, Tankless Hot Water, Vaulted Ceiling(s) |
| **Exterior Features:** | BBQ gas line, Private Yard |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Back Lane, Back Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | R-C2 |
| **Listed Date:** | Nov 02, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/421-36-street-sw-calgary-a2356269/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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