514 37 Street SW

Calgary | Active | MLS® A2357218

$1,220,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**2,203.05 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SATURDAY, NOV. 21, 3-5 PM * Modern architecture, rich natural textures, and thoughtfully selected finishes define this newly constructed detached home in Spruce Cliff. Offering three finished levels, soaring 11-FT MAIN FLOOR CEILINGS, and a quiet backyard, this residence brings together elevated design and comfortable everyday living.

An inviting foyer with custom storage opens to an expansive main floor, where wide-plank flooring and oversized windows create a bright, welcoming atmosphere. A formal dining area provides an elegant setting for hosting, while a discreetly positioned powder room adds convenience. At the centre of the home, the kitchen makes a striking impression with dark custom millwork, quartz countertops, a generous island, built-in appliances, and designer hardware &lighting. The adjoining living room features a gas fireplace framed by grey tile and warm wood accents, with large windows overlooking the quiet backyard.

Upstairs, the spacious primary retreat features a tray ceiling, walk-in closet, and beautifully appointed five-piece ensuite with dual vanities, a freestanding soaking tub, and a separate shower. Direct access from the ensuite to the laundry room, complete with built-in storage, adds everyday convenience. Two generous secondary bedrooms, each with a custom closet, and a full bathroom complete the upper level, while coordinated millwork, refined hardware, and statement lighting create a cohesive, polished finish.

The fully developed basement has separate side entrance and offers additional flexibility with a spacious recreation room, built-in wet bar with room for a second fridge. A fourth bedroom with a walk-in closet, full bathroom, dedicated den or office, second laundry area, and ample storage.

Enjoy an exceptional inner-city lifestyle close to the Bow River pathways, Edworthy Park, and Shaganappi Golf Course. With Westbrook LRT, shopping, parks, playgrounds, and schools within walking distance, this Spruce Cliff home pairs sophisticated interiors with convenient access to outdoor recreation and everyday amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357218
Bedrooms	4
Bathrooms	4
Year Built	2025
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:	2,203.05 sq. ft.
Main Level Finished Area:	1,044.96 sq. ft.
Upper Level Finished Area:	1,158.08 sq. ft.
Below Grade Finished Area:	969.16 sq. ft.
Acreage:	No
Lot Area:	3,313 sq. ft.
Lot Frontage:	27'7½"
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
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:	2412143

Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
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:	In Basement, Upper Level
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'11" × 11'11" ·
Main Floor	Kitchen · 24'6" × 14'6" ·

Main Floor	Living Room · 18'5" × 14'5" ·
2nd Floor	Bedroom · 15'8" × 10'10" ·
2nd Floor	Bedroom · 13'4" × 10'11" ·
2nd Floor	Laundry · 9'3" × 5'8" ·
2nd Floor	Bedroom - Primary · 23'8" × 18'6" ·
2nd Floor	Walk-In Closet · 8'7" × 6'3" ·
Basement	Kitchenette · 11'6" × 8'10" ·
Basement	Bedroom · 12' × 10'7" ·
Basement	Den · 8'10" × 6'9" ·
Basement	Laundry · 6'9" × 6'5" ·
Basement	Game Room · 24'6" × 17'2" ·
Basement	Furnace/Utility Room · 11' × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/514-37-street-sw-calgary-a2357218/

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