532 37 Street SW

Calgary | Active | MLS® A2356511

$1,349,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2022**	**2,474.12 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

TRIPLE GARAGE | HOME GYM | 33X120 LOT | ALMOST 2,500 SF above grade. This modern farmhouse is exactly what a busy family is looking for in a functional home. Set on a 33-foot-wide lot, this home offers an insulated TRIPLE garage, ensuites & walk-in closets in all upper bedrooms, a huge glass-enclosed gym, a butler's pantry for added convenience, a large mudroom for all your storage needs, and a professionally landscaped, low-maintenance backyard. This is the one! Ten-foot ceilings, engineered hardwood flooring and designer lighting create a welcoming main level, while European tilt-and-turn windows and custom window coverings bring comfort and style throughout. A bright, front room offers the flexibility to become a playroom, home office, or quiet retreat as your family's needs evolve. At the heart of the home, the kitchen features Café appliances, quartz countertops, undermount lighting, extensive storage, and an oversized island. A tucked-away butler's pantry with an additional sink keeps preparation and everyday essentials conveniently within reach. The adjoining dining area and inviting living room, anchored by a gas fireplace, create a natural gathering place. Step outside directly from the living room to the private, professionally landscaped backyard, where a low-maintenance, concrete paver patio makes outdoor entertaining easy. A generous mudroom with built-in storage provides a dedicated place for coats, backpacks and everything that comes with a busy household. Upstairs, each of the three bedrooms enjoys its own ensuite and walk-in closet, complemented by a dedicated laundry room. The spacious primary suite presents soaring vaulted ceilings and offers a generous walk-in closet and a beautifully appointed ensuite with heated floors, dual sinks with additional vanity space, a freestanding soaker tub, and a luxurious steam shower. The fully finished basement extends the living space with a striking glass-enclosed gym, a spacious entertainment area with a wet bar, and a fourth bedroom with a walk-in closet and nearby full bathroom. Central A/C adds comfort for all-seasons. Located in the central community of Spruce Cliff, this location offers exceptional convenience, with excellent schools, parks, playgrounds, and all the shopping and amenities of Westbrook Mall, including your groceries, all within walking distance. In addition, the nearby CTrain station provides a simple commute to downtown, making everyday family life effortless. This Spruce Cliff home brings together thoughtful design, room to grow, and the convenience of inner-city living! *Check out the 360 virtual tour and full property tour video*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356511
Bedrooms	4
Bathrooms	5
Year Built	2022
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:	2,474.12 sq. ft.
Main Level Finished Area:	1,178.71 sq. ft.
Upper Level Finished Area:	1,295.41 sq. ft.
Below Grade Finished Area:	1,102.77 sq. ft.
Acreage:	No
Lot Area:	3,907 sq. ft.
Lot Frontage:	32'7"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2210815
Heating:	In Floor, In Floor Roughed-In, Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Insulated, Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	All Keys, Built-in Shelving in Front Playroom/Office, Floating Shelving - Upstairs Staircase, Kids Bedrooms and Bathroom Shelving, Mudroom Mirror, TV Wall Mount in Living Room, Wall Organizer - Garage, Window coverings - all
Restrictions:	None Known
Main Floor	Foyer · 10'7" × 7'5" ·
Main Floor	Kitchen · 21' × 11'10" ·
Main Floor	Dining Room · 10'8" × 10'8" ·

Main Floor	Living Room · 14'3" × 11'5" ·
Main Floor	Office · 11'11" × 10'10" ·
Main Floor	Mud Room · 10'11" × 5'4" ·
Upper Level	Laundry · 9' × 6' ·
Upper Level	Bedroom · 14'3" × 11'11" ·
Upper Level	Bedroom - Primary · 15'10" × 13' ·
Upper Level	Walk-In Closet · 13'11" × 9'2" ·
Upper Level	Bedroom · 11'11" × 11'6" ·
Basement	Bedroom · 11'10" × 10'6" ·
Basement	Walk-In Closet · 8'11" × 5'3" ·
Basement	Exercise Room · 21'2" × 8'10" ·
Basement	Game Room · 28'2" × 16'5" ·
Basement	Furnace/Utility Room · 14'11" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Landscaped, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/532-37-street-sw-calgary-a2356511/

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