640 37 Street SW

Calgary | Active | MLS® A2321656

$1,299,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**2,127.8 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to a brand-new inner-city residence offering sophisticated contemporary design, exceptional functionality, and an enviable location in Calgary's desirable Spruce Cliff/Wildwood area. With approximately 2,128 sq. ft. above grade, four bedrooms, four bathrooms, a fully developed lower level, central air conditioning, a detached double garage, and thoughtfully designed living spaces across three levels, this home delivers a refined balance of style, comfort, and everyday practicality.

The main level is bright and welcoming, with oversized windows providing abundant natural light from front to back. A striking entry leads into an open dining area and beautifully appointed living room, highlighted by custom architectural details, built-ins, a gas fireplace, and warm hardwood flooring. The designer kitchen is anchored by an oversized quartz island with seating, complemented by extensive white cabinetry, a defined hood fan feature, integrated pantry storage, gas cooktop, built-in wall oven and microwave, and upgraded stainless-steel appliances. A well-planned mudroom with custom cabinetry and bench seating completes the main floor.

Upstairs, the primary retreat is designed as a private sanctuary with custom feature walls, a generous walk-in closet, and an impressive five-piece ensuite featuring dual vanities, a large freestanding soaker tub, separate shower, extensive tilework, and contemporary finishes. Two additional bedrooms, a four-piece main bathroom, a dedicated upper-level laundry room, and a versatile bonus room provide excellent flexibility for family living, a home office, or lounge space.

The fully developed lower level extends the living space with a spacious family and recreation area, wet bar, dedicated exercise room, fourth bedroom, three-piece bathroom, and additional storage-ideal for guests, older children, entertaining, or a private fitness setup. The home also offers built-in features, wired data and sound, a rear deck with gas BBQ connection, landscaped yard, and rear-lane access to the detached double garage.

The location completes the package. Enjoy an established southwest Calgary neighbourhood just minutes from downtown, with convenient access to Westbrook amenities, grocery shopping, schools, parks, playgrounds, walking and cycling routes, and the restaurants, boutiques, cafés, and lifestyle amenities of nearby Marda Loop. Westbrook Mall and Safeway Westbrook Shopping Centre are close at hand, making daily errands exceptionally convenient.

640 37 Street SW offers the rare combination of brand-new construction, distinctive architectural character, extensive custom detailing, and an established inner-city setting-an exceptional opportunity for buyers seeking a polished, move-in-ready home close to the best of Calgary's southwest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2321656
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:	2,127.8 sq. ft.
Main Level Finished Area:	1,002.1 sq. ft.
Acreage:	No
Lot Area:	3,240 sq. ft.
Lot Frontage:	27'
Front Exposure:	West
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:	2411151
Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Radiant
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Brick, Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Flex Space · 11'7" × 10'11" ·
Main Floor	Entrance · 8'1" × 6'7" ·
Main Floor	Kitchen With Eating Area · 16'2" × 11'4" ·
Main Floor	Living/Dining Room Combination · 24' × 13'3" ·
Main Floor	Mud Room · 8'2" × 6'11" ·

2nd Floor	Bedroom - Primary · 15'4" × 12'8" ·
2nd Floor	Walk-In Closet · 7'3" × 5'10" ·
2nd Floor	Bonus Room · 13'8" × 12'1" ·
2nd Floor	Laundry · 7'3" × 6'5" ·
2nd Floor	Bedroom · 11'10" × 9'11" ·
2nd Floor	Walk-In Closet · 4'7" × 3'5" ·
2nd Floor	Bedroom · 11'11" × 11'4" ·
2nd Floor	Walk-In Closet · 4'1" × 3'2" ·
Basement	Bedroom · 14'4" × 11'3" ·
Basement	Furnace/Utility Room · 7'9" × 5'2" ·
Basement	Exercise Room · 12'10" × 11' ·
Basement	Game Room · 19'7" × 16'11" ·
Basement	Storage · 12'4" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Kitchen Island, Wired for Data, Wired for Sound
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	H-GO
Listed Date:	Jun 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/640-37-street-sw-calgary-a2321656/

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