645 36 Street SW

Calgary | Active | MLS® A2348918

$1,195,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2025**	**2,129.01 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

MODERN LUXURY meets thoughtful design in this NEWLY BUILT DETACHED INFILL in the highly sought-after inner-city community of SPRUCE CLIFF. Offering 4 BEDROOMS, 4.5 BATHROOMS, a FULLY DEVELOPED BASEMENT, WEST-FACING BACKYARD, and DOUBLE DETACHED GARAGE, this beautifully finished home pairs elevated contemporary design with a warm, inviting atmosphere just minutes from downtown Calgary. A striking exterior of brick and stucco, black-framed windows, and a welcoming front entry creates an impressive first impression. Inside, wide-plank flooring, oversized windows, designer lighting, and a sophisticated neutral palette establish a refined yet comfortable aesthetic throughout the main level. At the front of the home, the spacious dining room is framed by a large picture window overlooking the front yard and finished with a statement chandelier. The central kitchen is designed as the heart of the home, featuring CEILING-HEIGHT CABINETRY, warm wood accents, quartz countertops, a modern tile backsplash, gas cooktop, built-in wall oven and microwave, and an oversized island with generous seating & storage. The rear living room is equally impressive, anchored by a sleek gas fireplace with full-height tile, custom built-in cabinetry, and open display shelving. Expansive sliding glass doors fill the space with natural western light and create a seamless connection to the rear deck and landscaped backyard-ideal for summer entertaining and enjoying Calgary's evening sun. A stylish 2-PIECE POWDER ROOM & MUD ROOM completes the main level. Upstairs, the VAULTED PRIMARY SUITE offers a private retreat with a panelled feature wall, large windows, and a generous walk-in closet complete with extensive custom built-ins. The SPA-INSPIRED 5-PIECE ENSUITE features a long dual vanity, freestanding soaker tub, and oversized glass-enclosed shower. Two additional bedrooms offer excellent closet space, including one with its own PRIVATE 4-PIECE ENSUITE. A separate 4-PIECE BATHROOM and dedicated upper laundry room with built-in cabinetry & sink complete this thoughtfully designed level.
The FULLY DEVELOPED LOWER LEVEL adds exceptional versatility with a spacious recreation and media area, CUSTOM WET BAR with bar fridge, built-in media cabinetry, a large FOURTH BEDROOM, and a full 5-PIECE BATHROOM. A SECOND LAUNDRY ROOM adds another layer of functionality, making the lower level particularly well suited to older children, extended family, or overnight guests. Outside, the private WEST-FACING BACKYARD provides an inviting extension of the home with a spacious deck, fenced lawn, and landscaped grounds offering plenty of room to relax, entertain, or enjoy the afternoon and evening sun. A DOUBLE DETACHED GARAGE completes the property. Minutes from SHAGANAPPI POINT GOLF COURSE, DOUGLAS FIR TRAIL, EDWORTHY PARK, BOW RIVER pathways, and LRT, with quick access to downtown, shops, and restaurants, this location offers an exceptional blend of INNER-CITY CONVENIENCE and OUTDOOR LIFESTYLE.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348918
Bedrooms	4
Bathrooms	5
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:	2,129.01 sq. ft.
Main Level Finished Area:	1,001.82 sq. ft.
Upper Level Finished Area:	1,127.19 sq. ft.
Below Grade Finished Area:	898.28 sq. ft.
Acreage:	No
Lot Area:	3,239 sq. ft.
Lot Frontage:	27'1"
Front Exposure:	East
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:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2

Plan:	2410865
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
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:	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 17'1" × 11'9" ·

Main Floor	Kitchen · 23' × 13'11" ·
Main Floor	Living Room · 18'1" × 12'5" ·
Upper Level	Bedroom · 11'2" × 10'10" ·
Upper Level	Bedroom · 11'2" × 10'8" ·
Upper Level	Laundry · 8' × 5'1" ·
Upper Level	Bedroom - Primary · 16'9" × 13'7" ·
Upper Level	Walk-In Closet · 13'1" × 6'2" ·
Basement	Bedroom · 10'9" × 9'11" ·
Basement	Game Room · 18'10" × 16'6" ·
Basement	Furnace/Utility Room · 10'2" × 6'2" ·
Basement	Laundry · 6'7" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/645-36-street-sw-calgary-a2348918/

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