

416 36 Street SW  
Calgary, Alberta

MLS # A2242299

\$1,100,000

|           |                                                                        |        |                  |
|-----------|------------------------------------------------------------------------|--------|------------------|
| Division: | Spruce Cliff                                                           |        |                  |
| Type:     | Residential/Duplex                                                     |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                        |        |                  |
| Size:     | 1,949 sq.ft.                                                           | Age:   | 2025 (0 yrs old) |
| Beds:     | 5                                                                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                                                 |        |                  |
| Lot Size: | 0.14 Acre                                                              |        |                  |
| Lot Feat: | Back Lane, Back Yard, Gentle Sloping, Rectangular Lot, Street Lighting |        |                  |

|             |                                                                  |            |      |
|-------------|------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                       | Water:     | -    |
| Floors:     | Hardwood, Tile, Vinyl Plank                                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                  | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | LLD:       | -    |
| Exterior:   | Brick, Composite Siding, Stucco                                  | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                  | Utilities: | -    |

**Features:** Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows

**Inclusions:** Basement Legal Suite - Refrigerator, Dishwasher, Electric Range, OTR Microwave, Washer/Dryer Stacked

Nestled on one of Spruce Cliff's most coveted streets, 416 36 Street SW stands as a testament to modern luxury and thoughtful design. Imagine a family envisioning their future, or a couple with growing needs, pulling up to their brand-new, dream home. This isn't just a house; it's the backdrop for their next chapter. Stepping inside, 10-foot ceilings on the main floor immediately captivate. Sunlight streams through unique European-style windows, which elegantly tilt or swing open, inviting the gentle breeze. The chef's kitchen is a true culinary sanctuary, with a convenient pot filler, ample prep space on the stunning 13-foot island with its farmhouse sink and waterfall quartz edge, and sleek painted thin-profile shaker cabinets. A dedicated coffee station adds to the thoughtful design. Warm hardwood floors flow seamlessly, guiding them through the open-concept space. The dining area, with its stylish feature wall, promises intimate dinners. In the living room, the fully tiled gas fireplace beckons cozy evenings, while patio doors open onto a spacious composite deck, complete with a gas connection for BBQs. A clever secret, a hidden door, conceals the chic two-piece bathroom. As they ascend the hardwood staircase, the second floor unfolds into a haven of comfort. The large primary bedroom, a serene retreat, boasts a captivating feature wall and a spa-like five-piece ensuite. The two additional bedrooms offer ample space for children or guests, serviced by a beautifully appointed four-piece bathroom. A dedicated office, complete with a built-in desk, provides a quiet space to focus. Hardwood floors continue throughout this level. But the story doesn't end there. Downstairs, a fully independent, two-bedroom legal suite, with durable LVP flooring, presents a world of possibilities. Perhaps for visiting family, or as a smart investment, offering the flexibility of long or short-term rentals.

Beyond the immediate charm, this home offers hidden strengths and smart features. The party wall, built to code with upgraded Roxul insulation, an extra layer of 5/8" drywall, and resilient channels (Sound Bar), ensures unparalleled soundproofing. The garage is roughed in for a 220V plug-in. The thoughtful pre-wiring for A/C, built-in speakers, central vacuum, and Cat6 in the office and bedrooms speaks to a home designed for convenience and the future. 416 36 Street SW isn't just a new build; it's an invitation to a lifestyle. It's the beginning of countless memories and the quiet comfort of knowing you've found your forever home on a street where quality and community converge.