# \$999,990 - 419 36 Street Sw, Calgary

MLS® #A2201214

## \$999,990

4 Bedroom, 5.00 Bathroom, 2,082 sqft Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Your new home in Spruce Cliff is like new condition, with 4 bedrooms, 3 full ensuite bathrooms, 1 full bathroom and 1 bathroom 2 piece, and a fully developed basement with in-floor heating. This home has 2,082 square feet of living space above grade. Engineered hardwood, large windows, and 10 foot ceilings are found across the main and upper floor, with 8 foot doors. Well planned kitchen includes full-height custom cabinetry, HIGH END BOSCH appliances include induction cooktop, built-in fridge, built-in microwave, built-in dishwasher, large under-mounted sink, one piece of glass backsplash an oversized central island, breakfast bar seating. The living room featured a gas fireplace with a tile surround. Upstairs the master bedroom has oversized walk-through closet with extensive built-in, and direct access to a 5-piece master-ensuite bathroom with HEATED tile flooring, a free-standing soaker tub, fully tiled standing shower with STEAM. Both secondary bedrooms on the upper floor have a full ensuites with HEATED floor. The walk-in laundry room is centrally located on the upper floor and features enough room for side-by-side appliances. Downstairs you are led to a large rec room with a built-in wet bar. A fourth additional bedroom includes extensive built-in walk-in closet. Private office with built-in cabinets. Spruce Cliff is a family-friendly community that is close to many parks, schools and in within walking distance of the LRT. Don't miss your opportunity.





### **Essential Information**

MLS® # A2201214 Price \$999,990

Bedrooms 4

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 2,082 Acres 0.07 Year Built 2019

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 419 36 Street Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code t3c1p8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Smart Home, Storage, Sump Pump(s), Tankless Hot

Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop,

ENERGY STAR Qualified Appliances, Garage Control(s), Garburator,

Microwave, Tankless Water Heater, Washer/Dryer, Window Coverings

Heating Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s),

Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features BBQ gas line, Private Entrand

Lot Description Back Lane, Front Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed March 11th, 2025

Days on Market 31

Zoning RC-2

**Listing Details** 

Listing Office URBAN-REALTY.ca

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