



416 36 Street Calgary Alberta

\$1,100,000

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...

Living room 8.92 Ft x 8.58 Ft

Kitchen 18.50 Ft x 7.33 Ft

Bedroom 10.92 Ft x 10.67 Ft

Bedroom 12.17 Ft x 10.58 Ft

4pc Bathroom 8.58 Ft x 5.58 Ft

Living room 12.25 Ft x 13.33 Ft

Other 13.33 Ft x 5.58 Ft

Kitchen 20.58 Ft x 13.25 Ft

Dining room 9.08 Ft x 13.33 Ft

2pc Bathroom 6.08 Ft x 5.75 Ft

Primary Bedroom 12.92 Ft x 13.00 Ft

5pc Bathroom 14.33 Ft x 7.67 Ft

Bedroom 10.00 Ft x 10.50 Ft

Bedroom 9.75 Ft x 10.50 Ft

4pc Bathroom 9.83 Ft x 5.42 Ft

Office 8.42 Ft x 5.83 Ft

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