

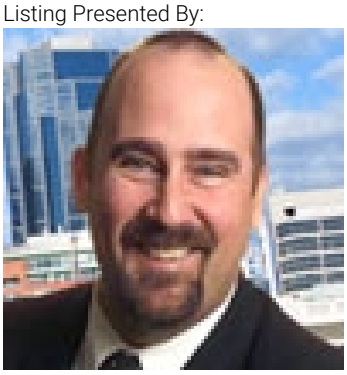
421 36 Street Calgary Alberta

$1,080,000

Custom-built luxury meets an exceptional inner-city lifestyle on one of Spruce Cliff's most desirable tree-lined streets. Offering over 2,900+ sq. ft of total living space, this detached home pairs thoughtfully designed living spaces with refined finishes in a community prized for its natural surroundings and proximity to downtown. Close to the Douglas Fir Trail, Bow River pathways and Edworthy Park, the setting is ideal for outdoor enthusiasts, with schools, shops, amenities and the LRT also nearby.The main floor makes an elegant first impression with 10-foot painted ceilings, engineered hardwood flooring, designer lighting, custom millwork and a wood-wrapped staircase. Designed for entertaining, the kitchen features custom cabinetry, an impressive 11-foot island with waterfall quartz countertops and premium stainless steel appliances, including a gas cooktop and full-size side-by-side refrigerator and freezer. Well-defined dining and living spaces provide a comfortable backdrop for both everyday living and larger gatherings.Upstairs, a versatile flex space with vaulted ceilings complements three bedrooms, a dedicated laundry room and two five-piece bathrooms. The primary retreat features a tray ceiling, custom walk-in closet and a beautifully appointed ensuite with heated floors, a freestanding tub, a shower with body jets and a dual vanity with quartz countertops.The developed lower level extends the living space with a generous recreation room featuring a custom media centre, wet bar and wine storage. A fourth bedroom with a custom walk-in closet and a full bathroom with a large shower create a welcoming space for guests. Additional features include rough-ins for air conditioning, in-floor heating and central vacuum.An exceptional opportunity to enjoy custom craftsmanship, generous living space and the balance of nature and urban convenience that makes Spruce C...

5pc Bathroom 7.67 Ft x 7.08 Ft
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Bedroom 10.58 Ft x 14.25 Ft
Bedroom 10.42 Ft x 14.25 Ft
Laundry room 7.67 Ft x 5.92 Ft
Primary Bedroom 12.92 Ft x 17.92 Ft
Other 7.67 Ft x 7.17 Ft
3pc Bathroom 5.92 Ft x 8.92 Ft
Bedroom 9.92 Ft x 13.58 Ft
Recreational, Games room 16.58 Ft x 18.17 Ft
Furnace 5.92 Ft x 7.58 Ft
Other 6.42 Ft x 9.08 Ft
2pc Bathroom 5.17 Ft x 7.58 Ft
Kitchen 13.67 Ft x 21.08 Ft
Dining room 14.75 Ft x 17.92 Ft
Living room 12.00 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:
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