

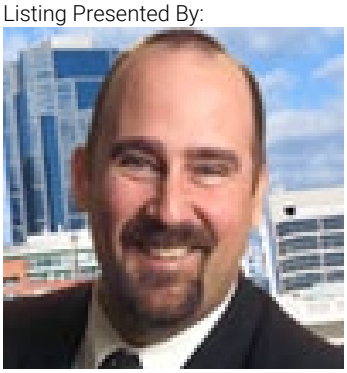
514 37 Street Calgary Alberta

$1,220,000

* OPEN HOUSE | SATURDAY, NOV. 21, 3-5 PM * Modern architecture, rich natural textures, and thoughtfully selected finishes define this newly constructed detached home in Spruce Cliff. Offering three finished levels, soaring 11-FT MAIN FLOOR CEILINGS, and a quiet backyard, this residence brings together elevated design and comfortable everyday living.An inviting foyer with custom storage opens to an expansive main floor, where wide-plank flooring and oversized windows create a bright, welcoming atmosphere. A formal dining area provides an elegant setting for hosting, while a discreetly positioned powder room adds convenience. At the centre of the home, the kitchen makes a striking impression with dark custom millwork, quartz countertops, a generous island, built-in appliances, and designer hardware &lighting. The adjoining living room features a gas fireplace framed by grey tile and warm wood accents, with large windows overlooking the quiet backyard.Upstairs, the spacious primary retreat features a tray ceiling, walk-in closet, and beautifully appointed five-piece ensuite with dual vanities, a freestanding soaking tub, and a separate shower. Direct access from the ensuite to the laundry room, complete with built-in storage, adds everyday convenience. Two generous secondary bedrooms, each with a custom closet, and a full bathroom complete the upper level, while coordinated millwork, refined hardware, and statement lighting create a cohesive, polished finish.The fully developed basement has separate side entrance and offers additional flexibility with a spacious recreation room, built-in wet bar with room for a second fridge. A fourth bedroom with a walk-in closet, full bathroom, dedicated den or office, second laundry area, and ample storage.Enjoy an exceptional inner-city lifestyle close to the Bow River pathways, Edworthy Park, and Shaganappi Golf Course. With West...

4pc Bathroom 8.08 Ft x 4.92 Ft
5pc Bathroom 10.92 Ft x 13.92 Ft
Bedroom 10.83 Ft x 15.67 Ft
Bedroom 10.92 Ft x 13.33 Ft
Laundry room 9.25 Ft x 5.67 Ft
Primary Bedroom 18.50 Ft x 23.67 Ft
Bedroom 12.00 Ft x 10.58 Ft
Den 6.75 Ft x 8.83 Ft
Laundry room 6.75 Ft x 6.42 Ft
Recreational, Games room 17.17 Ft x 24.50 Ft
Furnace 7.58 Ft x 11.00 Ft
2pc Bathroom 6.08 Ft x 5.50 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 6.25 Ft x 8.58 Ft

4pc Bathroom 5.00 Ft x 8.50 Ft

Other 8.83 Ft x 11.50 Ft

Dining room 11.92 Ft x 12.92 Ft

Kitchen 14.50 Ft x 24.50 Ft

Living room 18.42 Ft x 14.42 Ft