

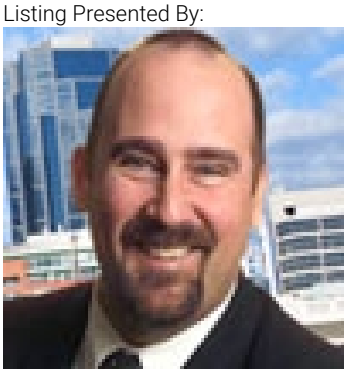
640 37 Street Calgary Alberta

$1,299,000

Welcome to a brand-new inner-city residence offering sophisticated contemporary design, exceptional functionality, and an enviable location in Calgary's desirable Spruce Cliff/Wildwood area. With approximately 2,128 sq. ft. above grade, four bedrooms, four bathrooms, a fully developed lower level, central air conditioning, a detached double garage, and thoughtfully designed living spaces across three levels, this home delivers a refined balance of style, comfort, and everyday practicality.The main level is bright and welcoming, with oversized windows providing abundant natural light from front to back. A striking entry leads into an open dining area and beautifully appointed living room, highlighted by custom architectural details, built-ins, a gas fireplace, and warm hardwood flooring. The designer kitchen is anchored by an oversized quartz island with seating, complemented by extensive white cabinetry, a defined hood fan feature, integrated pantry storage, gas cooktop, built-in wall oven and microwave, and upgraded stainless-steel appliances. A well-planned mudroom with custom cabinetry and bench seating completes the main floor. Upstairs, the primary retreat is designed as a private sanctuary with custom feature walls, a generous walk-in closet, and an impressive five-piece ensuite featuring dual vanities, a large freestanding soaker tub, separate shower, extensive tilework, and contemporary finishes. Two additional bedrooms, a four-piece main bathroom, a dedicated upper-level laundry room, and a versatile bonus room provide excellent flexibility for family living, a home office, or lounge space.The fully developed lower level extends the living space with a spacious family and recreation area, wet bar, dedicated exercise room, fourth bedroom, three-piece bathroom, and additional storage--ideal for guests, older children, entertaining, or a private fitness setup...

5pc Bathroom 16.50 Ft x 8.50 Ft
Primary Bedroom 12.67 Ft x 15.33 Ft
Other 5.83 Ft x 7.25 Ft
Bonus Room 12.08 Ft x 13.67 Ft
4pc Bathroom 9.00 Ft x 4.83 Ft
Laundry room 7.25 Ft x 6.42 Ft
Bedroom 11.25 Ft x 14.33 Ft
3pc Bathroom 4.92 Ft x 10.83 Ft
Furnace 7.75 Ft x 5.17 Ft
Exercise room 12.83 Ft x 11.00 Ft
Recreational, Games room 19.58 Ft x 16.92 Ft
Storage 12.33 Ft x 3.33 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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

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

Bedroom 9.92 Ft x 11.83 Ft

Other 3.42 Ft x 4.58 Ft

Bedroom 11.92 Ft x 11.33 Ft

Other 4.08 Ft x 3.17 Ft

Other 11.58 Ft x 10.92 Ft

Other 8.08 Ft x 6.58 Ft

Other 11.33 Ft x 16.17 Ft