



645 36 Street Calgary Alberta

\$1,195,000

MODERN LUXURY meets thoughtful design in this NEWLY BUILT DETACHED INFILL in the highly sought-after inner-city community of SPRUCE CLIFF. Offering 4 BEDROOMS, 4.5 BATHROOMS, a FULLY DEVELOPED BASEMENT, WEST-FACING BACKYARD, and DOUBLE DETACHED GARAGE, this beautifully finished home pairs elevated contemporary design with a warm, inviting atmosphere just minutes from downtown Calgary. A striking exterior of brick and stucco, black-framed windows, and a welcoming front entry creates an impressive first impression. Inside, wide-plank flooring, oversized windows, designer lighting, and a sophisticated neutral palette establish a refined yet comfortable aesthetic throughout the main level. At the front of the home, the spacious dining room is framed by a large picture window overlooking the front yard and finished with a statement chandelier. The central kitchen is designed as the heart of the home, featuring CEILING-HEIGHT CABINETRY, warm wood accents, quartz countertops, a modern tile backsplash, gas cooktop, built-in wall oven and microwave, and an oversized island with generous seating & storage. The rear living room is equally impressive, anchored by a sleek gas fireplace with full-height tile, custom built-in cabinetry, and open display shelving. Expansive sliding glass doors fill the space with natural western light and create a seamless connection to the rear deck and landscaped backyard—ideal for summer entertaining and enjoying Calgary's evening sun. A stylish 2-PIECE POWDER ROOM & MUD ROOM completes the main level. Upstairs, the VAULTED PRIMARY SUITE offers a private retreat with a panelled feature wall, large windows, and a generous walk-in closet complete with extensive custom built-ins. The SPA-INSPIRED 5-PIECE ENSUITE features a long dual vanity, freestanding soaker tub, and oversized glass-enclosed shower. Two additional bedrooms offer excellent closet...

5pc Bathroom 5.17 Ft x 11.42 Ft

Bedroom 9.92 Ft x 10.75 Ft

Recreational, Games room 16.50 Ft x 18.83 Ft

Furnace 6.17 Ft x 10.17 Ft

Laundry room 5.17 Ft x 6.58 Ft

2pc Bathroom 5.67 Ft x 5.17 Ft

4pc Bathroom 8.00 Ft x 5.08 Ft

4pc Bathroom 7.75 Ft x 5.17 Ft

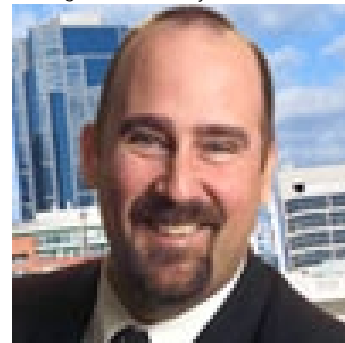
5pc Bathroom 8.00 Ft x 13.25 Ft

Bedroom 10.83 Ft x 11.17 Ft

Bedroom 10.67 Ft x 11.17 Ft

Laundry room 8.00 Ft x 5.08 Ft

Listing Presented By:



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Dining room 11.75 Ft x 17.08 Ft
Kitchen 13.92 Ft x 23.00 Ft
Living room 18.08 Ft x 12.42 Ft

Primary Bedroom 13.58 Ft x 16.75 Ft
Other 6.17 Ft x 13.08 Ft