

# \$999,990 - 419 36 Street Sw, Calgary

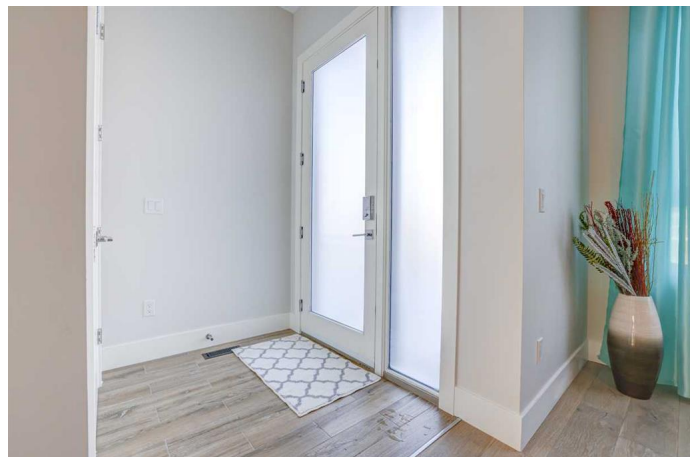
MLS® #A2201214

**\$999,990**

4 Bedroom, 5.00 Bathroom, 2,082 sqft  
Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Your new home in Spruce Cliff is like new condition, with 4 bedrooms, 3 full ensuite bathrooms, 1 full bathroom and 1 bathroom 2 piece, and a fully developed basement with in-floor heating. This home has 2,082 square feet of living space above grade. Engineered hardwood, large windows, and 10 foot ceilings are found across the main and upper floor, with 8 foot doors. Well planned kitchen includes full-height custom cabinetry, HIGH END BOSCH appliances include induction cooktop, built-in fridge, built-in microwave, built-in dishwasher, large under-mounted sink, one piece of glass backsplash an oversized central island, breakfast bar seating. The living room featured a gas fireplace with a tile surround. Upstairs the master bedroom has oversized walk-through closet with extensive built-in, and direct access to a 5-piece master-ensuite bathroom with HEATED tile flooring, a free-standing soaker tub, fully tiled standing shower with STEAM. Both secondary bedrooms on the upper floor have a full ensuites with HEATED floor. The walk-in laundry room is centrally located on the upper floor and features enough room for side-by-side appliances. Downstairs you are led to a large rec room with a built-in wet bar. A fourth additional bedroom includes extensive built-in walk-in closet. Private office with built-in cabinets. Spruce Cliff is a family-friendly community that is close to many parks, schools and in within walking distance of the LRT. Don't miss your opportunity.



Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201214    |
| Price          | \$999,990   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,082       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 419 36 Street Sw |
| Subdivision | Spruce Cliff     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | t3c1p8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Smart Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, ENERGY STAR Qualified Appliances, Garage Control(s), Garburator, Microwave, Tankless Water Heater, Washer/Dryer, Window Coverings  |
| Heating           | Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas  |

|                 |                  |
|-----------------|------------------|
| Cooling         | Rough-In         |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description   | Back Lane, Front Yard          |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco, Wood Frame             |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 32               |
| Zoning         | RC-2             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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