

\$984,900 - 517 36 Street Sw, Calgary

MLS® #A2120598

\$984,900

4 Bedroom, 4.00 Bathroom, 1,960 sqft

Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Time to Spruce up your life! Welcome to Spruce Cliff. Well appointed, this stunning, modern home is ready for you to make it yours. The exterior is a classic design with a tasteful mix of stucco and hardie board product. Located in a sought after location, this home is perfectly located for access to the BOW river, walking paths, shopping/schools/golf and has quick access to downtown and to the mountains to the west. This community is very walkable and so is this home with an open concept main floor with the focus being the kitchen with a 12'™ island featuring quartz counters. It has a gas cooktop, wall oven and plenty of storage. Easy to entertain in with a large living room that features a stone faced fireplace & classic built ins. The second floor is open at the top of the stairs with 2 bedrooms at the back of the level and a master bedroom at the front of the house that allow you to retreat to, and is exactly where you want to go at the end of your day. It features a spa like bathroom including a steam shower and a generous walk in closet. The second level wraps up with a spacious laundry room and a main bath. The basement starts off with in floor heat, it also includes a wet bar, spacious rec room, and a 4th bedroom & full bath. Summers coming so BBQ'S on the large deck in the backyard will be easy to handle. Landscaped, fenced and a double detached garage that is insulated and drywalled. Rough in for AC and Central vacuum is in place. This home awaits its new



owner!

Built in 2021

Essential Information

MLS® #	A2120598
Price	\$984,900
Sold Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,960
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	517 36 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1P8

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Wet Bar
Appliances	Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window

	Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, S
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	June 21st, 2024
Days on Market	77
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	BECK Real Estate Ltd.
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