

\$989,900 - 521 36 Street Sw, Calgary

MLS® #A2159084

\$989,900

4 Bedroom, 4.00 Bathroom, 1,889 sqft
Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Open House Sunday, September 1st
1:30-3:30. This is an amazing opportunity to own this modern, well appointed home in the beautiful community of Spruce Cliff. This modern infill is centrally located and within walking distance to schools, parks, shopping and the LRT. Upon entering the home you will immediately be blown away by the chef's kitchen and massive center island with ample seating and quartz countertops. The maple hardwood flooring runs throughout the main floor from the large dining area at the front to the living room with a corner gas fireplace and direct access to the west facing back deck. Upstairs the primary bedroom is large with a walk in closet and a 5 piece ensuite featuring a soaker tub and separate walk in shower. There are also two additional large bedrooms and the always convenient top floor laundry room to round out the 2nd floor. The basement is fully finished and very well appointed beginning with a large recreation room and a full wet bar. There is also a full bedroom, full bathroom, and additional room that can be closed off that is currently being used as a home gym and a fully glass encased wine room which holds close to 400 bottles. Outside, the custom front courtyard greets you as you arrive and the west backyard is well kept with a hot tub, large deck, grass space and access to your double detached, insulated garage. This home has everything you could hope for, so book your private showing before it is gone.



Built in 2015

Essential Information

MLS® #	A2159084
Price	\$989,900
Sold Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,889
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	521 36 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1P8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Double Oven, Dryer, Gas Cooktop, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Gentle Sloping, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 6th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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