

# \$1,499,900 - 506 36 Street Sw, Calgary

MLS® #A2212051

**\$1,499,900**

4 Bedroom, 4.00 Bathroom, 2,470 sqft

Residential on 0.08 Acres

Spruce Cliff, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 19TH FROM 2-4 PM. Stunning new home built by Libra Homes located on a quiet street in the heart of Spruce Cliff on a 30'x120' lot. 3+1 bedrooms & 2470 sq ft of developed living space. The main level presents gorgeous engineered hardwood floors, 10'™ ceilings & detailed ceiling lighting & stylish light fixtures. A spacious living room with wall paper accents is anchored by a tiled gas fireplace & the dining area has ample space to host a family gathering or elegant dinner party. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, LED lights crown moulding, fully integrated cabinetry & Jenn Air appliance package & Kitchen Aid microwave. A mudroom with seating area & plenty of storage & a 2 piece powder room complete the main level. A beautiful open riser staircase with glass railing lead to the second level with 10'™ ceilings that hosts 3 bedrooms, a laundry room with sink & storage & 5 piece main bath. The primary retreat boasts a large walk-in closet with LED lighting & exquisite 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. A fully developed basement with 9'™ ceiling & roughed in in-floor heat features a large family/media room & wet bar with tile surround & bar fridge - perfect for game or movie night. A gym area with built-in speakers, fourth bedroom, 3 piece bath & finished storage under the stairs



are the finishing touches to the basement. Other notable features include roughed-in air conditioning plus the home is a Smart Home, which can all be run from your iPad or phone. Outside, enjoy the back deck & access to a double detached insulated garage thatâ€™s roughed in for heat & EV. The location canâ€™t be beat â€“ close to Shaganappi Point Golf Course, picturesque Edworthy Park, schools, shopping, public transit & easy access to Bow Trail & 37th Street. Immediate possession is available!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212051    |
| Price          | \$1,499,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,470       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 506 36 Street Sw |
| Subdivision | Spruce Cliff     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 1P7          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                   |
|--------------|-----------------------------------|
| Parking      | Double Garage Detached, Insulated |
| # of Garages | 2                                 |

## Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer                                                                                              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                       |
| Cooling           | Rough-In                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                          |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | R-C2             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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