

# \$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

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 13

Zoning R-C2

## Listing Details

Listing Office RE/MAX First

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