



GRASSROOTS
REALTY GROUP

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619 36 Street SW
Calgary, Alberta

MLS # A2323106



\$924,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,972 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to this stylish, custom-designed executive home offering over 2,600 square feet of finished living space on a tree-lined street in the heart of Spruce Cliff. With 4 bedrooms and 3.5 bathrooms, this home blends function, comfort, and thoughtful design in a way that sets it apart from many others in the area. The main floor is bright and open, with large windows filling the generous living and dining spaces with natural light. The layout works well for both everyday living and entertaining. The kitchen features quartz counters and sleek modern cabinetry, and it flows effortlessly into the warm and inviting living room, creating the perfect place to relax with friends and family. Just off the main living area, the low-maintenance west-facing outdoor space offers a cozy setting for lazy summer afternoons and evenings. Upstairs, you'll find 3 spacious bedrooms and a well-appointed laundry room. Vaulted ceilings throughout the second floor add architectural appeal and create a sense of space that is hard to find. The elegant primary retreat is a true showstopper, featuring soaring vaulted ceilings, custom window coverings, and a wallpaper feature wall that adds depth and texture. The luxurious ensuite includes a freestanding soaker tub, a massive walk-in shower, heated floors, and a design that feels both elevated and comfortable. The fully finished lower level maintains the same level of finishing and offers a large family room with a cozy fireplace, perfect for movie nights. There is also a spacious fourth bedroom that includes a massive walk-in closet, a full bathroom, and ample storage. There are thoughtful designer touches throughout the home, including wallpaper features, custom millwork, lighting, and subtle finishing details that add character without feeling overdone. What really sets this home apart are the features often missing from similar properties. All closets

include custom built-ins, offering excellent storage and organization, while hardwood flooring runs throughout both the main and upper levels, adding warmth and continuity. Spruce Cliff offers a quiet setting with quick access to downtown, Edworthy Park, and the Douglas Fir Trail, and is a short walk to the Westbrook LRT, shopping, schools, and other key amenities.