

# \$1,350,000 - 640 37 Street Sw, Calgary

MLS® #A2271330

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,128 sqft

Residential on 0.07 Acres

Wildwood, Calgary, Alberta

This impressive brand-new, two-story home in the sought after family friendly neighborhood of Spruce Cliff. The pristine design entails modern finishings, exquisite attention to detail, and contemporary final touches. This main floor includes oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz countertop that can seat 6 individuals, upgraded stainless steel appliances such as a gas cooktop, convection wall oven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The lower level includes a well laid out family room, a full three-piece bath, rec room and 4th bedroom. This home is located mere minutes from downtown Calgary, Westbrook Mall, the shops in Marda Loop, gyms, boutique fitness facilities, schools, grocery stores & any other amenities that complete the perfect inner-city lifestyle.

Built in 2025

## Essential Information

MLS® #                   A2271330

Price                     \$1,350,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,128       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 640 37 Street Sw |
| Subdivision | Wildwood         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 1R9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Kitchen Island, Wired for Sound, Wired for Data                                |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | In Floor Roughed-In, Fireplace(s), Forced Air, Radiant                                                 |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full                                                                                                   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private |
| Roof            | Asphalt Shingle                                                  |
| Construction    | Brick, Concrete, Stucco, Wood Frame                              |
| Foundation      | Poured Concrete                                                  |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 17th, 2025 |
| Zoning      | H-GO                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.