

\$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
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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
Days on Market	1
Zoning	H-GO

Listing Details

Listing Office	eXp Realty
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