

\$1,275,000 - 3513 7 Avenue Sw, Calgary

MLS® #A2105725

\$1,275,000

4 Bedroom, 4.00 Bathroom, 2,311 sqft

Residential on 0.09 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this exquisite custom-built home offering nearly 3,300 square feet of meticulously developed living space, on a 5 foot wider lot....Situating in the desirable community of Spruce Cliff, this residence boasts a perfect blend of modern luxury and timeless craftsmanship. As you enter, you are greeted by the warmth of wide-plank hardwood floors that seamlessly flow through the main level. Large triple-pane windows flood the space with natural light, creating an inviting and airy atmosphere. The thoughtfully designed floor plan includes a butler's pantry and a spacious walk-in pantry, strategically positioned between the formal dining room and the kitchen. The heart of the home is the chef-inspired kitchen, featuring a massive centre island, high-end Dacor appliances, including a gas range and double ovens, and built-in wine storage. The living room is adorned with a gas fireplace and extra-wide sliding doors that open to the back patio, offering a seamless transition between indoor and outdoor living spaces. High ceilings add to the sense of grandeur throughout the main floor. The convenience of a main floor mudroom with built-in benches and storage, along with a 2-piece powder room, enhances the functionality of daily living. A dedicated office nook or den provides a quiet space for work or study. Upstairs, the second level boasts three bedrooms, including the primary suite. The primary bedroom features a massive walk-in closet with custom organizers



and a luxurious ensuite with a freestanding tub, dual vanities, and an oversized glass shower. The two additional generous bedrooms also come with walk-in closets. The upper floor is completed by a well-appointed laundry room with built-in cabinetry and a sink, as well as a 5-piece main bath with double vanities, and a skylight. Downstairs, the fully finished basement offers additional living space, including a large open family room with a built-in entertainment unit & a wet bar - perfect for movie nights, poker night, or a space for teenagers. Also provided is a large 4th bedroom, and a 4-piece bathroom. Outside, a patio leads to the double detached garage, providing convenience and security for your vehicles. This home is ideally located in the community of Spruce Cliff, offering proximity to amenities such as Shaganappi Point Golf Course, the Douglas Fir Trail, the Bow River, Westbrook Mall, and a quick commute to the core. Embrace the perfect combination of elegance and functionality in this remarkable property.- 3515 7th is sold

Built in 2023

Essential Information

MLS® #	A2105725
Price	\$1,275,000
Sold Price	\$1,270,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,311
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	3513 7 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0C9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Double Oven, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2024
Date Sold	April 14th, 2024
Days on Market	69
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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