

\$849,900 - 3735 2 Avenue Sw, Calgary

MLS® #A2108751

\$849,900

5 Bedroom, 2.00 Bathroom, 1,119 sqft
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

Live Up & Rent Down, R-C2 CORNER LOT 50X110 ft. wide corner lot, just 5 minutes from downtown - look no further. This 3+2 bedroom home is located on a large corner lot with south facing backyard, with mature trees, lots of new infill development and is in the great community of Spruce Cliff conveniently located close to schools, parks, Edworthy Park, playgrounds, River pathways and transportation. This home would be ideal for first time buyers or downsizing seniors, who would love a single level bungalow in this location. The main floor features a spacious living room with stunning hardwood flooring and arched doorways to the kitchen and hallway, to the primary bedroom and two other nice sized bedrooms. The open and bright kitchen boasts stainless steel appliances, ample counter and cupboard space, dining area and ceramic tile flooring. Round off the main floor with a 4 piece bathroom with subway tile surround. The fully developed lower level with ILLEGAL SUITE with separate entrance lower level is perfect for movie nights in the large rec room with 2 Bedrooms ,Kitchen,4 piece ensuite, There is also a ton of storage and laundry on this level. Oversized single detached garage, a large backyard and ready to move-in. Donâ€™t miss out on the SW gem!!



Built in 1954

Essential Information

MLS® #	A2108751
Price	\$849,900
Sold Price	\$849,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3735 2 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0A2

Amenities

Parking Spaces	2
Parking	See Remarks, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks, Suite

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle

Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2024
Date Sold	March 10th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Creekside Realty
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