

\$750,000 - 3521 3 Avenue Sw, Calgary

MLS® #A2158862

\$750,000

3 Bedroom, 2.00 Bathroom, 1,119 sqft
Residential on 0.14 Acres

Spruce Cliff, Calgary, Alberta

ATTENTION: DEVELOPER, BUILDERS, RENOVATORS!!! This 1120 sq/ft bungalow is on a 50' x 120' lot on a quiet street in the heart of Spruce Cliff. This home has been in the same family since 1954 and has been well kept over the years. Entering the home is a large living room and dining room with hardwood throughout. The original kitchen with breakfast nook can use an upgrade but functions well. Completing the main level are 3 big bedrooms and an updated 4-piece bathroom. The lower level has an enormous family room, a small kitchenette, a 2-piece bathroom and a separate shower in the laundry room. Through the back door is a convenient enclosed sunroom overlooking the south facing back yard. The double garage has a gravel floor. The furnace was replaced in 2017. Additional upgrades are vinyl windows and a newer roof.

Built in 1954

Essential Information

MLS® #	A2158862
Price	\$750,000
Sold Price	\$740,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.14



Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3521 3 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home, See Remarks, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 13th, 2024

Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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