

\$775,000 - 3720 Spruce Drive Sw, Calgary

MLS® #A2159734

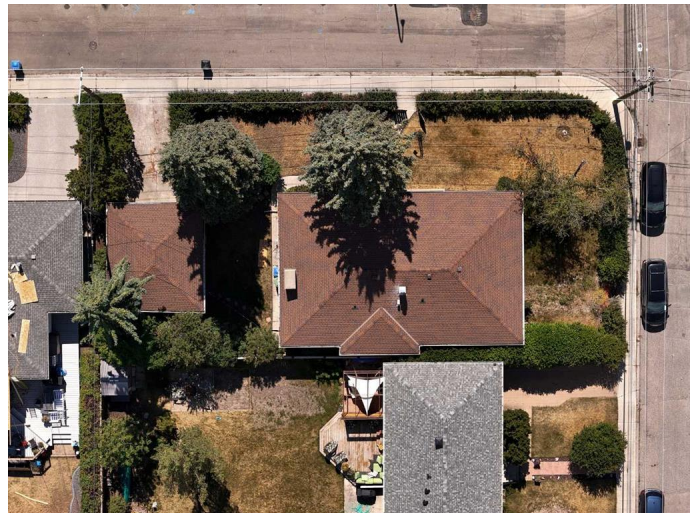
\$775,000

5 Bedroom, 2.00 Bathroom, 1,496 sqft
Residential on 0.17 Acres

Spruce Cliff, Calgary, Alberta

Builders and investors are going to want to take note of this amazing property! A phenomenal future development site thanks to the quiet street, massive 121' x 60' corner lot and ideal location – just down the street from the Bow River! Walk to schools, lovely parks, the LRT Station, Westbrook Mall and more. Plus less than a 10 minute drive to the city centre. A charming 5 bedroom bungalow currently sits on the lot making it an ideal holding property with an expansive front porch, large yard, mature trees and an oversized double detached garage. Spruce Cliff is a picturesque community just minutes from downtown and nestled along the escarpment above the Bow River. Views of Nose Hill Park, the river valley and the city core are available from the escarpment. On the community's doorstep are numerous recreational opportunities at Edworthy Park, Lawrey Gardens, the Quarry Road Trail and Douglas Fir Trail hiking paths. Just a 5 minute drive to Shaganappi Golf course with cross-country skiing in the winter. Additional neighbourhood amenities include basketball courts, sports fields, several parks, an active community centre, extensive bike/walking paths, Wildflower Arts Centre, the Calgary Bowling Club, 2 strip malls and Quest School. Truly a phenomenal location and an impressive lot with endless possibilities!

Built in 1956



Essential Information

MLS® #	A2159734
Price	\$775,000
Sold Price	\$750,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3720 Spruce Drive Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	August 24th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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