

\$1,049,900 - 3717 2 Avenue Sw, Calgary

MLS® #A2167386

\$1,049,900

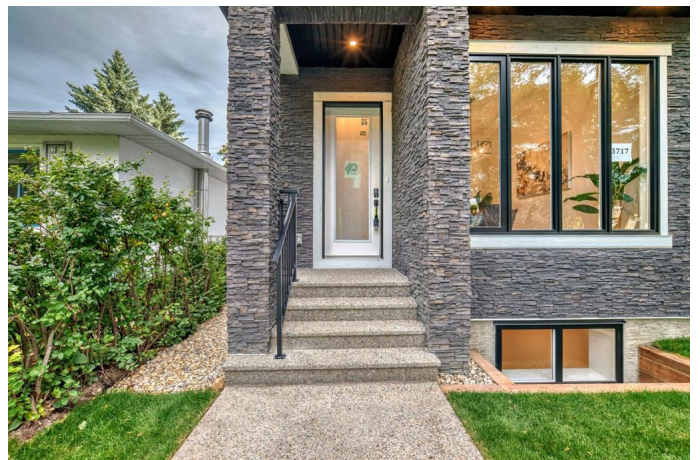
4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.06 Acres

Spruce Cliff, Calgary, Alberta

****OPEN HOUSE SUN OCT 6th 2-4 PM****

WELCOME HOME to SPRUCE CLIFF! This BRAND NEW EXECUTIVE Home in the Inner City with Air Conditioning Showcases a Spacious Layout, High Ceilings & Floor to Ceiling Windows Throughout with Beautiful White Engineered Oak Hardwood on the Main and Upper Floors. Beautiful Dining Room with Large Windows next to your Well Appointed Chef's Inspired Kitchen which Features Stainless Steel Appliances including a French Door Fridge with Double Drawers & Ice Maker, Gas Cooktop, Wall Oven, Built-in Dishwasher and Microwave, Wine Fridge and the is ample Cabinets with 2 Spice Organizers, Garbage and Recycling Centre Pullouts, Quartz Countertops Featuring an Expansive Double Waterfall Island. Enjoy your Custom Finished Living Room with a Gas Fireplace, Built-ins and steps out into your South Facing Back Yard. Led Lighting in Stairs lead you to the Upper Level which Boasts a Luxurious Primary with Custom Built-ins and Feature Wall plus a Walk-in Closet and Spa-Inspired Ensuite with Heated Floors. Custom Shower, Double Sinks, and a Soaker Tub! 2 Additional Full Sized Bedrooms, 4 pc Bath and a Convenient Upper Laundry! Enjoy your Custom Theatre Room with Built-ins Wet Bar with room for an additional Bar Fridge. A Spacious 4th Bedroom & 4 pc Bath Complete this Floor! Love your Back yard with a South Facing Patio with BBQ Gas Line, Fully Landscaped and Fenced for your Enjoyment and Entertainment



needs. All of this and a large Double Detached Garage for your convenience and Storage needs. Quick and Easy Access to Edworthy Park, Hiking and Biking Trails, Westbrook C-Train, Downtown, Mountains, Shopping and so much more! SPRUCE CLIFF is a QUIET, HIDDEN GEM! MAKE YOUR MOVE TODAY & WELCOME HOME!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2167386 |
| Price | \$1,049,900 |
| Sold Price | \$1,032,500 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,760 |
| Acres | 0.06 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Sold |

Community Information

| | |
|-------------|------------------|
| Address | 3717 2 Avenue Sw |
| Subdivision | Spruce Cliff |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0A3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lighting, Private |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 20th, 2024 |
| Date Sold | October 18th, 2024 |
| Days on Market | 28 |
| Zoning | R-C2 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.