



THE
A-TEAM

**RE/MAX
FIRST**

3712 2 Avenue, Calgary T3C1P6

MLS®#: **A2121245** Area: **Spruce Cliff** Listing Date: **01/17/25** List Price: **\$849,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,694**
 Low Sqft:
 Ttl Sqft: **1,694**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Few Trees,Front Yard,Lawn,Garden,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Oven,Refrigerator,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Double Vanity,Kitchen Island,Open Floorplan,See Remarks,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 15`2"
Dining Room	Main	10`9" x 9`0"
2pc Bathroom	Main	5`10" x 5`0"
Walk-In Closet	Second	5`11" x 5`6"
Bedroom	Second	12`8" x 8`11"
Laundry	Second	5`8" x 5`6"
Family Room	Basement	14`9" x 13`1"

Room	Level	Dimensions
Kitchen	Main	19`6" x 7`10"
Foyer	Main	7`0" x 5`0"
Bedroom - Primary	Second	15`11" x 13`0"
5pc Ensuite bath	Second	13`10" x 8`4"
Bedroom	Second	10`8" x 10`1"
4pc Bathroom	Second	8`8" x 5`0"
Bedroom	Basement	10`7" x 9`9"

Other
4pc Bathroom

Basement
Basement

8`4" x 5`7"
8`0" x 5`3"

Storage

Basement

11`0" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1112664

Remarks

Pub Rmks:

OPEN HOUSE CANCELLED!!!! Welcome to 3712 2nd Ave SW in the wonderfully located community of Spruce Cliff just 10 minutes from downtown, close to shopping, groceries, schools, transit, and Edworthy Park! Featuring an open-concept floor plan, this beautiful property offers 3 spacious bedrooms upstairs, including a huge primary bedroom with an ensuite and walk-in closet. Enjoy the convenience of upstairs laundry, plus a 4th bedroom downstairs for added flexibility. As you enter the home, you'll be greeted by a bright and sunny dining area, perfect for family meals or entertaining guests. The kitchen is a dream, featuring a large island with an eating bar for extra seating, a spacious pantry, and plenty of storage. The gas range and large fridge make cooking a breeze! Moving toward the back of the home, you'll fall in love with the inviting living room, complete with a cozy gas fireplace and custom built-in cabinetry. This clever storage solution allows you to keep books, games, photos, and more organized yet out of sight. The living room opens directly onto the back deck, offering a seamless transition to outdoor living. The upper floor features an incredible primary bedroom that's truly a retreat. This spacious room has an ensuite with a double vanity, walk-in shower and soaker tub, a large walk-in closet, and big windows that flood the room with natural light - the perfect place to unwind after a long day. The second bedroom is bright and generously sized, complete with its own walk-in closet. The third bedroom offers custom built-in cabinetry. You'll love the upstairs laundry room - no more running to the basement to switch loads! A bright and open stairwell brings you to the basement. It features a fourth bedroom, perfect for guests or a home office, as well as a wet bar for easy entertaining. The spacious rec room is enhanced with built-in cabinetry, offering plenty of storage. A full bathroom and storage closet complete the lower level. This house has great curb appeal with its landscaped front yard and tree cover. There is a double detached garage in the back with lots of room for all of your gear. Upgraded with Central Air Conditioning. Tucked away in a great neighborhood, you're right next to the Douglas Fir trails which connect to Edworthy Park. This home is also close to schools, grocery stores, restaurants, shopping, C-Train, and you have quick access to major roads to get downtown, or to escape to the mountains. Available for \$70,000 under the 2025 tax assessed value, this home won't last long. Call your favourite realtor today and book your showing!

Inclusions:
Property Listed By:

**Sound System-built in
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









