



**3717 2 Avenue, Calgary T3C 0A3**

MLS®#: **A2167386** Area: **Spruce Cliff** Listing Date: **09/20/24** List Price: **\$1,049,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,759**  
 Low Sqft:  
 Ttl Sqft: **1,759**

DOM  
**8**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Street Lighting,Private**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Storage**

Construction: **Cement Fiber Board,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	15`8" x 10`0"	Game Room	Lower	14`6" x 18`2"
Living Room	Main	11`11" x 14`7"	Kitchen	Main	12`11" x 16`6"
Bedroom - Primary	Upper	16`0" x 12`6"	Bedroom	Upper	10`1" x 13`0"
Bedroom	Upper	12`3" x 11`7"	4pc Bathroom	Upper	9`3" x 5`2"
5pc Ensuite bath	Upper	10`2" x 7`11"	2pc Bathroom	Main	4`10" x 5`3"
4pc Bathroom	Lower	8`0" x 4`11"	Bedroom	Lower	8`6" x 11`4"
Walk-In Closet	Upper	5`3" x 6`6"	Laundry	Upper	8`4" x 5`5"

Walk-In Closet  
Entrance

Upper  
Main

5`0" x 3`7"  
6`11" x 4`1"

Walk-In Closet  
Entrance  
Legal/Tax/Financial

Lower  
Main

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

Title:  
**Fee Simple**  
Legal Desc:

**2211243**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE SUN SEPT 29TH 2-4 PM\*\* WELCOME HOME to SPRUCE CLIFF! This BRAND NEW EXECUTIVE Home in the Inner City 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!**

Inclusions:  
Property Listed By:

**None**  
**RE/MAX First**

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











