



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3514 2 Avenue, Calgary T3C 0A1**

MLS®#: **A2169999**

Area: **Spruce Cliff**

Listing Date: **10/03/24**

List Price: **\$744,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,709**

Year Built:

**1991**

Low Sqft:

Ttl Sqft:

**1,709**

Lot Information

Lot Sz Ar:

**3,100 sqft**

Lot Shape:

DOM

**49**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Gentle Sloping,Landscaped,Street Lighting,Rectangular Lot**

**Double Garage Detached,Garage Faces Rear,Insulated,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Brick,Stucco**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Induction Cooktop,Microwave,Refrigerator,See Remarks,Washer,Window Coverings**

Int Feat:

**Granite Counters,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`10" x 4`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 11`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`10" x 5`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`0" x 19`10"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>6`9" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`8" x 7`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 10`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 10`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>20`11" x 19`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`11" x 5`10"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`2" x 6`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 11`2"</b>	<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>7`6" x 13`1"</b>

Game Room  
Furnace/Utility Room

Basement  
Basement

13`0" x 17`3"  
7`2" x 4`11"

Storage

Basement

7`9" x 11`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**2566GQ**

Remarks

Pub Rmks:

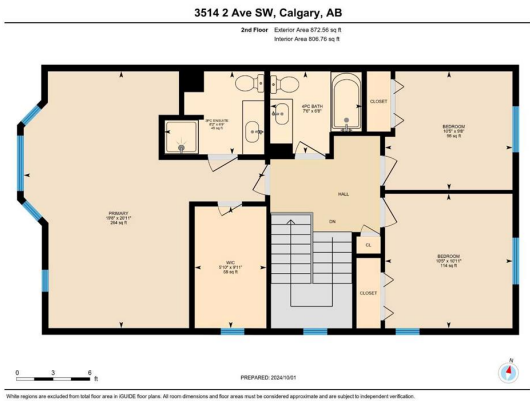
**This inner city property has NO CONDO FEES! The neighbourhood is redeveloping at a rapid rate with a vision to build quality real estate. To find a newly-built property with a similar size for this price, you're looking at new neighborhoods at the outskirts of the city. With this location, you are guaranteed quiet as there are no high-volume or cut-through roads as it is insulated from the down-side of neighborhood redevelopment. It's a solid investment and offers additional returns from rental, location and sweat equity. This original homeowner 2 story comes with an "illegal" cozy secondary basement suite which can also be used how you need. With many recent updates including: windows & doors replaced in 2022 (triple pane), shingles in 2021, Carpet Upper Level (2024)(PLEASE see private remarks for more info). This home offers modern living on main level with engineered hardwood floors, a charming west-facing bay window & many updates including a modern knock-down stipple ceiling. The kitchen with refaced cabinets, granite counters, island, & corner pantry with a generous dining area. The main level is complete with a 2pc bath & separate full-sized laundry room. Off the kitchen, the double-sliding doors open to a spacious balcony offering a natural gas BBQ hookup & low-maintenance backyard. On the upper level there are 3 bedrooms with brand new carpets. A large primary bedroom with additional space for a seating area, it contains a three-piece ensuite & large W/In closet. With 2 other good size bedrooms & 4pc bath. An external entrance leads to a "illegal" suite (see remarks) that comes complete with a refrigerator, induction cooktop, sink, & dishwasher (see remarks). A large open area that can be used as a dining & living area, boasts a large window that lets in lots of light. There's dri-core wood subfloor panelling and 100% wool carpets that will warm the basement during the winter months. There is a 4th bedroom (with a large window), 3pc bath(new pressure-assist toilet) & large storage area with hookups for a separate laundry. At front of the home, there is a parking pad for two vehicles plus the O/S garage would make a great workshop or storage for outdoor enthusiasts. This home is move-in ready with the option of creating an income or inlaw suite. Located close to all amenities including CTrain, Westbrook Mall, schools, parks, golf, library, quick access to paths, and minutes to downtown. Some photos have been virtually staged.(Note: "A secondary suite would be subject to approval and permitting by the city/municipality").**  
2nd Refrigerator, 2nd Dishwasher (not hooked up as is where is), Hoodfan, Heater in Garage (as is where is/needs a pilot)  
**Coldwell Banker Mountain Central**

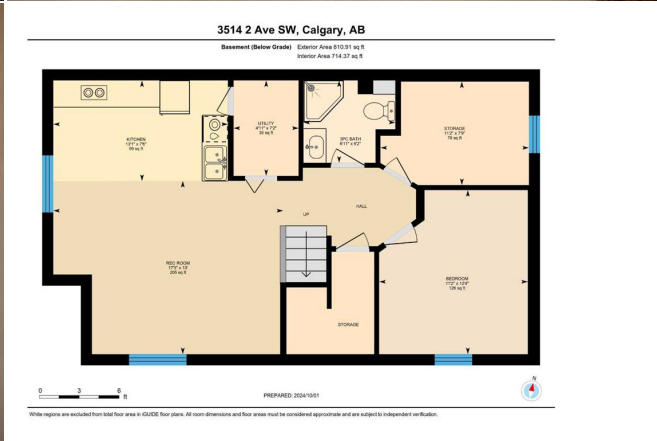
Inclusions:  
Property Listed By:

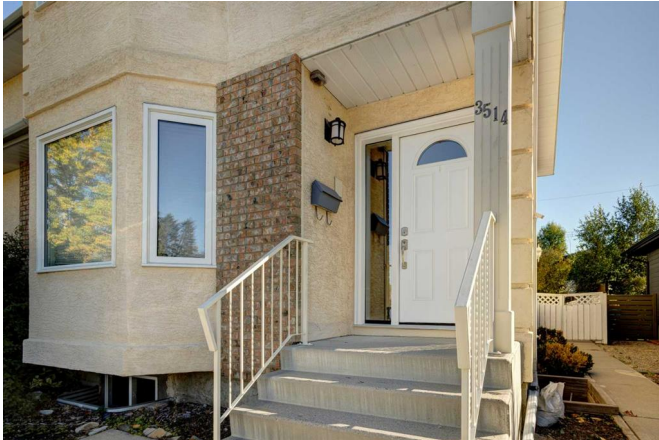
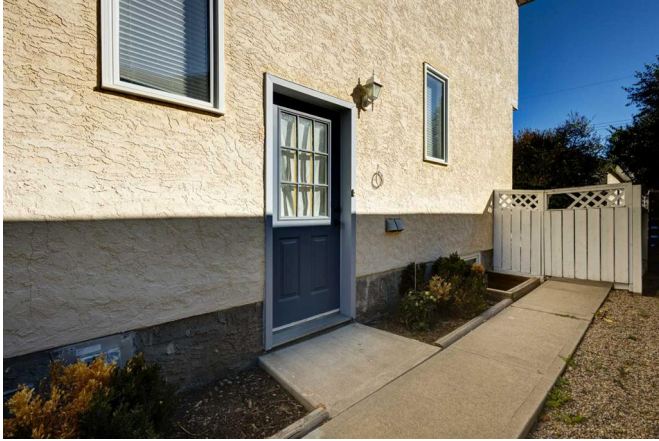
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





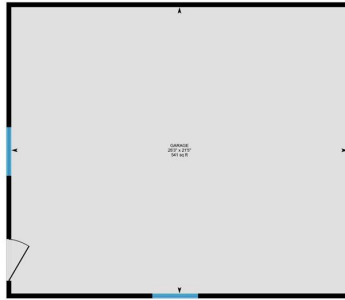






**3514 2 Ave SW, Calgary, AB**

Detached Garage Exterior Area 575.96 sq ft  
Interior Area 562.02 sq ft



0 2 4 ft

PREPARED: 2024/10/11



White regions are excluded from total floor area in EXUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.