



THE
A-TEAM

**RE/MAX
FIRST**

3514 2 Avenue, Calgary T3C 0A1

MLS®#: **A2169999**

Area: **Spruce Cliff**

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

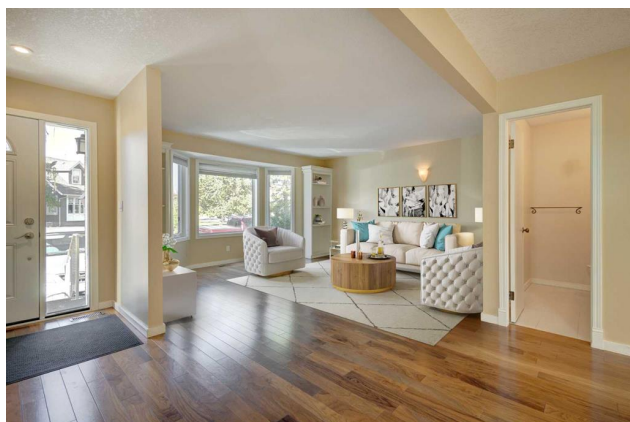
List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

15

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:

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

Park Feat:

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

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:

2566GQ

Zoning:
R-CG

Remarks

Pub Rmks:

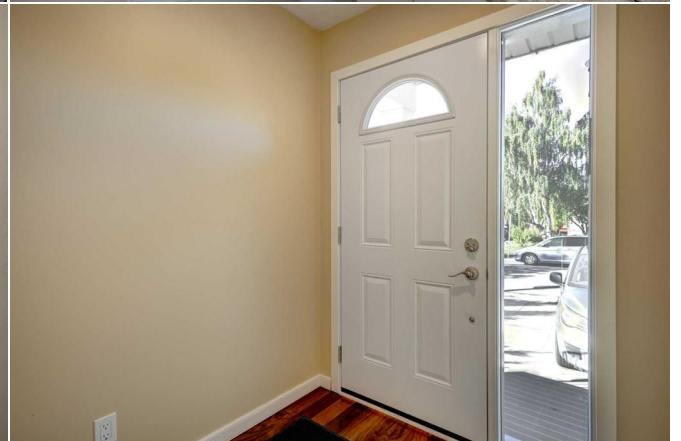
NO CONDO FEES! Welcome to an original owner's two-story home with an "illegal" cozy secondary basement suite which can also be used for your inlaws..With many recent updates including: windows & doors replaced in 2022 (triple pane), shingles in 2021, Carpet Upper Level (2024). This home offers modern living in a quiet inner-city neighbourhood. On the main level you will find engineered hardwood floors, a charming west-facing bay window & many updates including a modern knock-down stipple ceiling. There is a large 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 4rth 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 in a very desirable quiet community, this home is 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")

Inclusions:
Property Listed By:

**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**

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





3514 2 Ave SW, Calgary, AB

Main Floor Exterior Area 838.77 sq ft
Interior Area 772.23 sq ft



PREPARED: 2024/10/01

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



3514 2 Ave SW, Calgary, AB

2nd Floor Exterior Area 1772.26 sq ft
Interior Area 876.79 sq ft



PREPARED: 2024/10/01

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

