



THE
A-TEAM

**RE/MAX
FIRST**

3812 3 Avenue, Calgary T3C 0A9

MLS®#: **A2172739**

Area: **Spruce Cliff**

Listing Date: **10/12/24**

List Price: **\$949,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,246**

Low Sqft:

Ttl Sqft: **1,246**

DOM

6

Layout

Beds: **5 (3 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,High Efficiency**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Steam Room,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 9`6"	Dining Room	Main	15`10" x 9`4"
Living Room	Main	17`3" x 16`3"	Kitchen	Basement	18`0" x 9`4"
Living Room	Basement	14`0" x 12`1"	Furnace/Utility Room	Basement	13`8" x 9`6"
Bedroom - Primary	Main	12`4" x 11`4"	Bedroom	Main	11`3" x 10`2"
Bedroom	Main	10`11" x 8`6"	Bedroom	Basement	16`2" x 10`8"
Bedroom	Basement	13`5" x 11`1"	2pc Bathroom	Main	8`6" x 4`11"
5pc Bathroom	Main	7`9" x 7`4"	5pc Bathroom	Basement	10`2" x 8`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1476HJ

Remarks

Pub Rmks: **Welcome to 3812 3 Avenue SW in the sought-after community of Spruce Cliff! This fully renovated corner-lot home offers a unique investment opportunity with a rare legal suit, perfect for generating rental income or providing space for extended family. Enjoy luxurious living with quartz countertops, luxury vinyl flooring, brand-new appliances upstairs and down, and a modern open-concept design that complements its contemporary feel. All electrical and plumbing are newly upgraded for peace of mind. The house is ideally situated just steps from Edworthy Park, with easy access to schools, shopping, and a quick 5-minute commute to downtown Calgary. With its blend of modern finishes and a prime location, this home is designed for comfortable living and long-term value. Book your showing today!**

Inclusions:
Property Listed By: **Garage Door Opener(s)**
RE/MAX House of Real Estate

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





