



THE
A-TEAM

**RE/MAX
FIRST**

3546 2ND Avenue, Calgary T3C0A1

MLS®#: **A2177982**

Area: **Spruce Cliff**

Listing Date: **11/07/24**

List Price: **\$1,049,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 28-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,863 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard,Landscaped**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,400**
 Low Sqft:
 Ttl Sqft: **1,400**

DOM

44
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,None,Private Entrance**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 12`4"	Kitchen	Main	14`2" x 14`2"
Dining Room	Main	12`8" x 11`0"	Foyer	Main	8`8" x 7`0"
Dining Room	Main	12`8" x 11`0"	2pc Bathroom	Main	4`11" x 4`0"
Storage	Main	10`5" x 3`4"	Mud Room	Main	5`4" x 5`4"
Bedroom - Primary	Upper	13`5" x 10`11"	Walk-In Closet	Upper	9`0" x 4`1"
4pc Ensuite bath	Upper	8`0" x 6`6"	Bedroom	Upper	13`5" x 10`11"
Walk-In Closet	Upper	10`10" x 4`2"	4pc Ensuite bath	Upper	8`0" x 6`6"
Laundry	Upper	5`5" x 3`1"	Family Room	Basement	17`2" x 14`4"
Kitchen	Basement	9`4" x 8`8"	Bedroom	Basement	14`8" x 11`8"
Laundry	Basement	3`5" x 3`5"	4pc Bathroom	Basement	9`3" x 6`6"

Furnace/Utility Room

Basement

8`11" x 3`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

2311603

Remarks

Pub Rmks:

Discover this move-in ready, beautifully designed semi-detached home in the sought-after community of Spruce Cliff. With two bedrooms in the main unit and an additional bedroom in the fully legal, self-contained lower suite, this home blends high-quality craftsmanship with modern functionality. Key Features: Prime Location: Centrally located, within walking distance of schools, parks, shopping, and the LRT, making city commutes and weekend getaways a breeze. Chef's Kitchen: Step into an impressive kitchen featuring a massive center island with plenty of seating—perfect for entertaining! Outfitted with premium FRIGIDAIRE appliances, including a fridge, stove, and microwave, this space will delight any home chef. Two Primary Bedrooms Upstairs: Both primary bedrooms offer large walk-in closets, and private 4-piece en-suites, complete with stylish counter-to-ceiling mirrors. Lower-Level Legal Suite: The fully legal, self-contained suite is ideal as an in-law or nanny suite, or for added rental income. It includes its own laundry room, furnace, and hot water tank. This legal suite also has its own FRIGIDAIRE appliances, large windows for abundant natural light, and private front and back patio entrances—an exceptional feature that adds flexibility and appeal. Additional Highlights: Private Outdoor Spaces: Enjoy both front and back patios for the lower legal suite—ideal for outdoor relaxation in a peaceful, private setting. Double Detached Garage: A 2-car garage offers convenience and additional storage space. This well-appointed, thoughtfully designed home is perfect for families looking to settle down or for investors seeking a valuable property in a prime location. Don't miss your chance to own this beautiful home in Spruce Cliff!

Inclusions:

Property Listed By:

N/A

Century 21 Bamber Realty LTD.

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











