

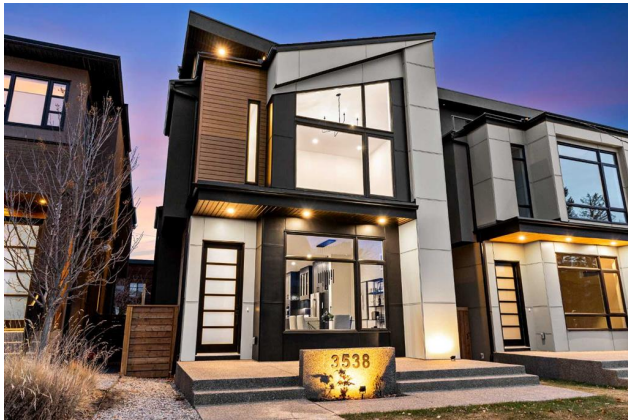


THE
A-TEAM

**RE/MAX
FIRST**

3538 7TH Avenue, Calgary T3C 0C8

MLS®#: **A2180105** Area: **Spruce Cliff** Listing Date: **11/19/24** List Price: **\$1,480,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,885**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,391 sqft** Ttl Sqft: **2,885**
 Lot Shape:

DOM

2
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Bar, Central Vacuum, Double Vanity, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`6" x 14`5"	Kitchen	Main	14`6" x 21`4"
Living Room	Main	14`3" x 16`3"	2pc Bathroom	Main	5`4" x 5`0"
Mud Room	Main	5`7" x 9`1"	Bedroom	Second	14`0" x 17`7"
5pc Ensuite bath	Second	11`6" x 11`4"	Laundry	Second	9`8" x 5`11"
Bedroom	Second	14`1" x 17`5"	5pc Ensuite bath	Second	10`9" x 13`10"
Bedroom - Primary	Third	14`3" x 18`7"	6pc Ensuite bath	Third	12`9" x 15`5"
Game Room	Basement	17`0" x 19`4"	Exercise Room	Basement	8`9" x 8`0"

4pc Bathroom

Basement

8`9" x 7`2"

Bedroom
Legal/Tax/Financial

Basement

12`0" x 10`3"

Title:
Fee Simple
Legal Desc:

331AB

Zoning:
R-C2

Remarks

Pub Rmks:

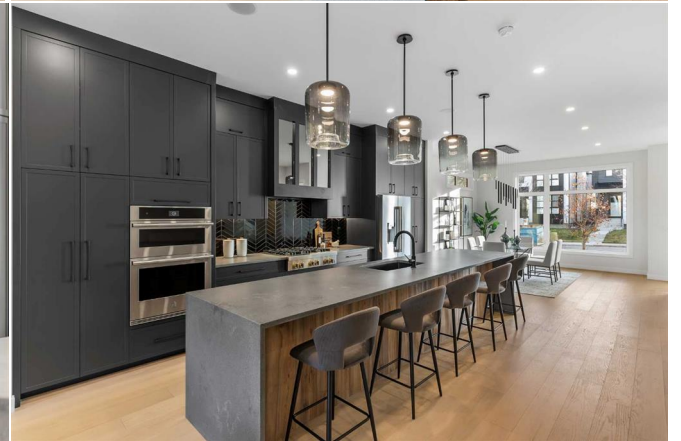
Welcome to 3536 7th Ave SW—a stunning, brand-new, detached three-storey infill, featuring a state-of-the-art elevator that seamlessly serves all four floors of this exceptional home. Nestled on a picturesque, tree-lined street in the highly sought-after Spruce Cliff community, this property elevates modern living to new heights. Enjoy unparalleled convenience with easy access to an array of amenities and natural attractions, offering a lifestyle of both comfort and luxury. As you enter, you are greeted by a sense of grandeur, highlighted by soaring 10-foot ceilings on the main floor and beautiful engineered hardwood flooring throughout. The open-concept design perfectly integrates the dining and kitchen areas, anchored by a striking 12-foot island that invites gatherings. The kitchen boasts sleek cabinetry that reaches the ceiling for ample storage and is equipped with top-of-the-line Jennair appliances, a pantry with pull-out drawers, and a waterfall edge providing generous seating. The spacious living room is the heart of the home, featuring a stylish fireplace with custom built-ins and expansive patio doors that lead to a 10' x 20' deck—ideal for outdoor entertaining and relaxation. Ascend effortlessly to the second floor using the elevator or the elegant stairs, where you will find two luxurious bedrooms—each with its own spa-inspired 5-piece ensuite. These beautifully designed bathrooms feature dual sinks, full-height tiling, standalone tubs, custom showers with benches, and generously sized walk-in closets with built-in organizers. On the third floor, the primary bedroom awaits, showcasing another exquisite 5-piece ensuite complete with a standalone tub, double vanity, and a shower with a steam feature. This serene retreat also boasts an expansive south-facing balcony, perfect for soaking in the sun. The fully finished basement offers versatile space, complete with a recreation room that opens to a sleek wet bar—ideal for gatherings. It also includes a fourth bedroom, a gym area, and a stylish 4-piece bathroom. Additional highlights of this extraordinary property include 8-foot doors, a fully fenced yard, a double garage, built-in speakers, security rough-in, Vacu-Flo rough-in, AC rough-in, and a new home warranty for your peace of mind. Situated in a friendly inner-city community, residents enjoy proximity to shopping, transit, and schools. This home is conveniently located under a 10-minute drive to downtown Calgary, a short 10-minute walk to the Westbrook LRT station, and just minutes from the Shaganappi Golf Course. Don't miss the opportunity to experience luxury living with the convenience of an elevator in this exquisite property. Schedule your private showing today and discover all that this remarkable home has to offer!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

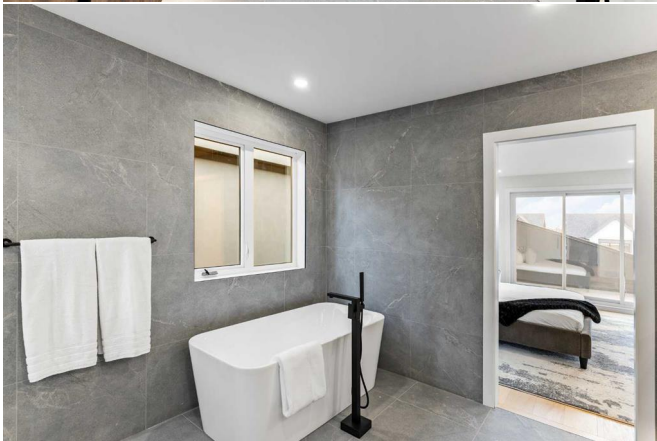
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













3538 7 Ave SW, Calgary, AB

1st Floor Exterior Area 1248.64 sq ft
Interior Area 952.63 sq ft
Excluded Area 11.24 sq ft



0 5 10 ft PREPARED: 2024/1/17

While 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.

3538 7 Ave SW, Calgary, AB

2nd Floor Exterior Area 1209.00 sq ft
Interior Area 1108.68 sq ft

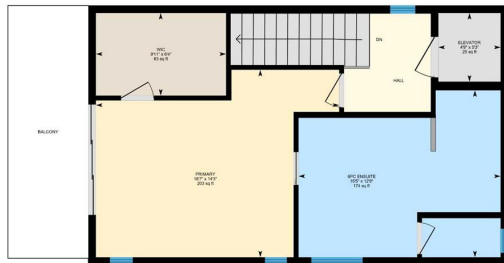


0 5 10 ft PREPARED: 2024/1/17

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3538 7 Ave SW, Calgary, AB

3rd Floor Exterior Area 633.30 sq ft
Interior Area 575.17 sq ft



0 3 6 ft PREPARED: 2024/1/17

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3538 7 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 307.05 sq ft
Interior Area 357.10 sq ft



0 4 8 ft PREPARED: 2024/1/17

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