



THE
A-TEAM

**RE/MAX
FIRST**

3536 7 Avenue, Calgary T3C 0C8

MLS®#: **A2191490**

Area: **Spruce Cliff**

Listing Date: **01/30/25**

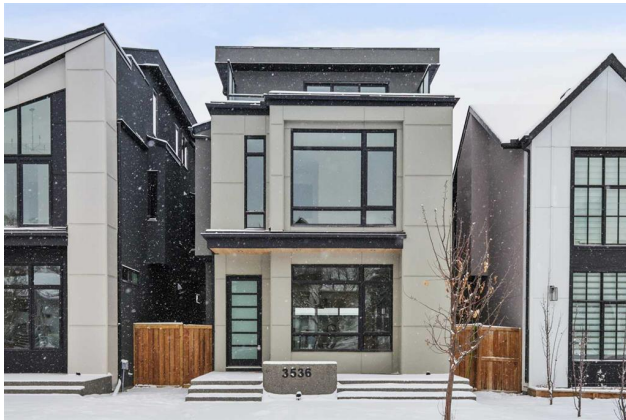
List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 07-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,390 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

39

Layout

Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **3 (or more) Storey**

Parking

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

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**
Heating: **In Floor Roughed-In,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Double Vanity,Elevator,Kitchen Island,Quartz Counters,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 12`5"
Dining Room	Main	14`5" x 14`4"
2pc Bathroom	Main	5`0" x 5`3"
5pc Ensuite bath	Second	13`10" x 9`0"
5pc Ensuite bath	Second	11`5" x 11`5"
Bedroom - Primary	Third	15`4" x 11`11"
Game Room	Basement	16`11" x 16`6"

Room	Level	Dimensions
Kitchen	Main	14`0" x 20`1"
Mud Room	Main	9`1" x 5`6"
Bedroom	Second	14`1" x 12`1"
Bedroom	Second	13`10" x 12`0"
Laundry	Second	9`7" x 5`9"
5pc Ensuite bath	Third	15`1" x 10`1"
Bedroom	Basement	11`11" x 10`1"

4pc Bathroom
Exercise Room

Basement
Lower

8`5" x 7`7"
9`2" x 8`2"

Furnace/Utility Room

Basement

8`5" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310896

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to this brand-new three-storey infill home that offers a blend of modern luxury and exceptional convenience. Located on a scenic and quiet street in the coveted Spruce Cliff neighborhood, this home features a cutting-edge elevator that provides seamless access to all four floors, making it perfect for contemporary living. The property is ideally situated with easy access to a variety of amenities and natural attractions. Enter into an expansive open-concept layout, featuring 10-foot ceilings on the main floor and elegant hardwood flooring throughout. The kitchen is a true standout, showcasing teal ceiling-height cabinetry, a 12-foot waterfall-edge island, and premium JennAir appliances. The living room features a modern fireplace alongside patio doors that open up to a 10' x 20' deck in a privately fenced yard—perfect for outdoor living. Out back you will also find the double garage. On the second floor, two generous bedrooms await, each featuring its own 5-piece ensuite bathroom and walk-in closet with built-ins. These spa-like bathrooms include dual sinks, soaking tubs, and walk-in showers with built-in benches. Ascend to the third floor via the elevator or staircase, where the primary suite provides a tranquil escape. A south-facing balcony offers the ideal spot to enjoy sunshine and city views. This impressive bedroom includes an indulgent huge 5-piece ensuite, complete with dual steam units and shower facilities, double vanity and soaking tub. The fully finished basement adds even more living space including a fourth bedroom, a beautifully designed 4-piece bathroom, a yoga room with rubber floor and a large rec room-this is the perfect space for entertaining and hosting guests. Residents will appreciate the convenience of being just a short drive from downtown Calgary, with easy access to a shopping centre, transit, schools, and LRT station. The Shaganappi Golf Course is also just minutes from your door. Don't miss the chance to own this extraordinary home. Book your private showing today!**

Inclusions: **None**
Property Listed By: **Royal LePage Mission Real Estate**

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

