



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3536 2 Avenue, Calgary T3C0A1**

MLS® #: **A2193603**

Area: **Spruce Cliff**

Listing Date: **02/10/25**

List Price: **\$1,050,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**  
Lot Information  
Lot Sz Ar: **5,736 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,895**  
Low Sqft:  
Ttl Sqft: **1,895**

DOM

**70**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped**  
Park Feat: **Off Street,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,Natural Gas,Radiant**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Garden,Private Yard**

Construction: **Asbestos**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **No Smoking Home,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`1"</b>	<b>Den</b>	<b>Main</b>	<b>5`6" x 6`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 13`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`6" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 10`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>25`1" x 16`1"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>4`5" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`6" x 14`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 14`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 10`2"</b>

3pc Ensuite bath	Second	11`8" x 10`1"	3pc Bathroom	Second	9`6" x 5`5"
Bedroom	Lower	13`6" x 12`5"	Bedroom	Lower	11`7" x 12`5"
3pc Bathroom	Lower	12`0" x 5`6"	Laundry	Lower	11`10" x 10`0"
Storage	Lower	11`11" x 11`0"	Furnace/Utility Room	Lower	12`1" x 9`5"
Legal/Tax/Financial					

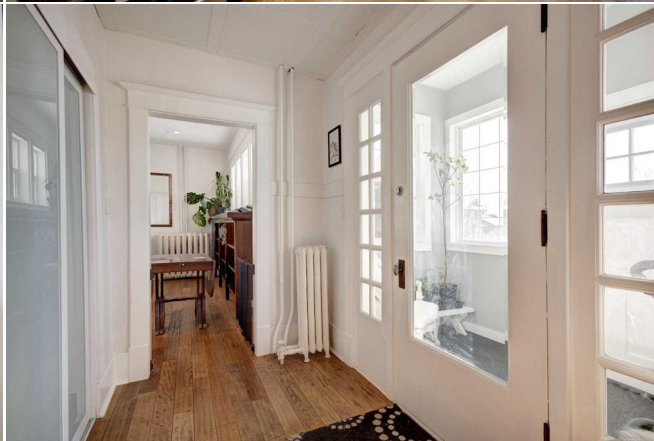
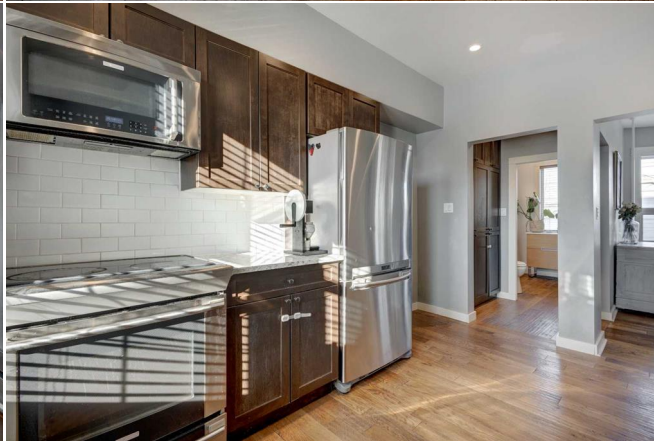
Title:	Zoning:		Remarks		
Fee Simple	R-C2				
Legal Desc:	2566GQ				

Pub Rmks:	<p><b>OPEN HOUSE. 10:00 AM TO 1:00 PM SATURDAY MARCH 15, 2025!!</b> What an incredible home on a full size lot in the terrific community of Spruce Cliff. This 1912 home was moved on in the the 50's and for this vintage of home has had several upgrades over the years, like windows, kitchen with stainless steal appliances and quartz counter tops, bathrooms, and so much more. Yet still retaining some of that great historical feeling. With a huge living room and grand dining room this home is a great home for entertaining . Newer wiring has also been done to accommodate the newer pot lighting. Check some of the Character pieces that give this home that historical feel. So many original doors. The Claw tub with wrap around shower. The high ceilings. Décor radiant heaters. What an incredible feeling. There has been extensive yard landscaping all around the home and especially in the back yard. It is truly a haven of delight in the spring, summer and fall. There are parks, Schools and community facilities and shopping all within walking distance. Just minutes to Downtown and the LRT. This lot is 15.88M wide so there is also a great potential for new development.. Wow this fantastic property has it all. Better see it before its gone.</p>
Inclusions:	none
Property Listed By:	Real Estate Professionals Inc.

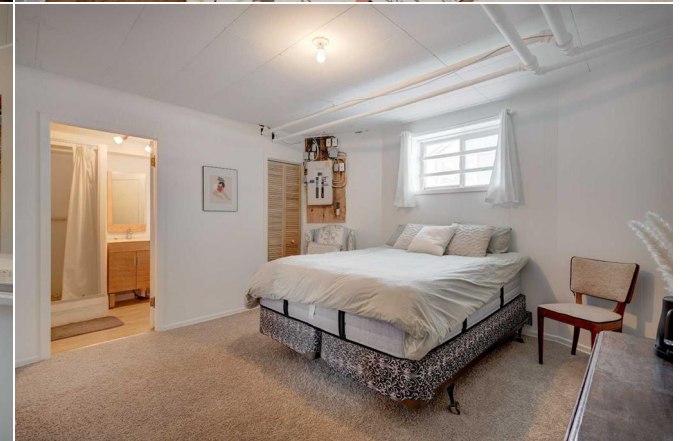
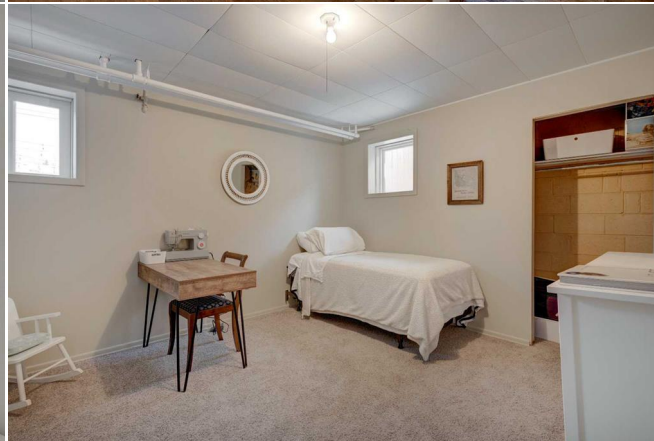
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



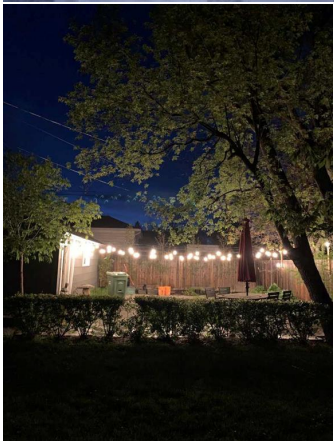




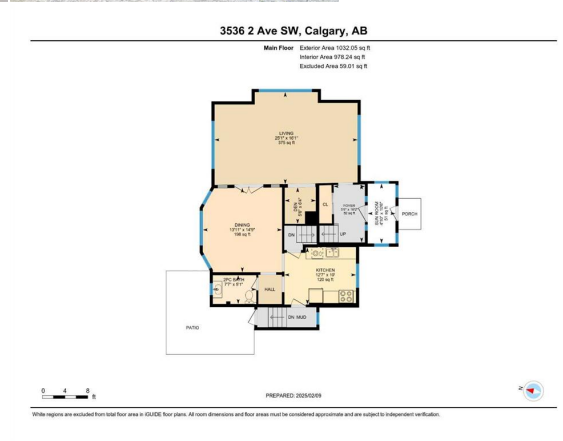
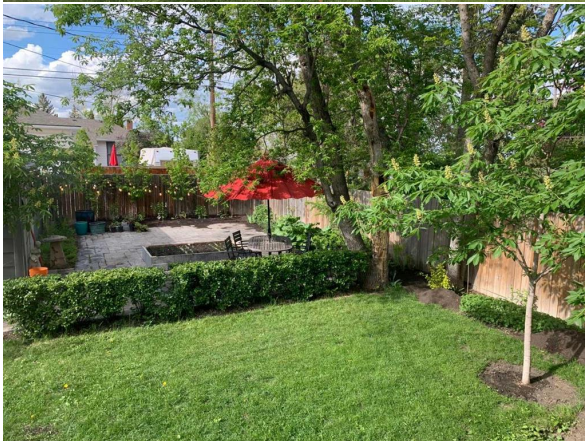












**2nd Floor** Exterior Area 863.51 sq ft  
Interior Area 810.47 sq ft  
Excluded Area 41.52 sq ft



PREPARED: 2005/02/09

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

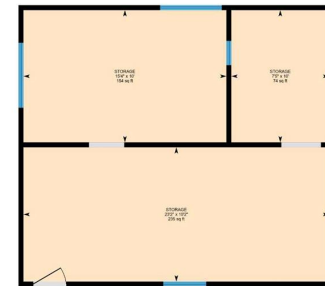
Basement (Below Grade)	Exterior Area 940.05 sq ft Interior Area 856.08 sq ft
------------------------	--



PREPARED: 20250209

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

<b>Detached Garage</b>	Exterior Area 508.64 sq ft Interior Area 475.40 sq ft
------------------------	--



A horizontal scale bar with numerical labels 0, 2, and 4. The bar is divided into four equal segments by three vertical tick marks. The segments alternate in shading: the first segment (0 to 1) is white, the second (1 to 2) is black, the third (2 to 3) is white, and the fourth (3 to 4) is black.

PREPARED: 2025/02/09

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