\$1,195,000 - 3707 3 Avenue Sw, Calgary

MLS® #A2178696

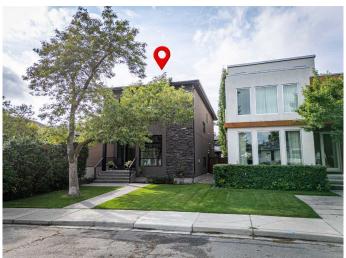
\$1,195,000

4 Bedroom, 4.00 Bathroom, 2,454 sqft Residential on 0.09 Acres

Spruce Cliff, Calgary, Alberta

Luxury meets modern in this beautifully renovated infill offering 3,589 SF of living space situated on an over-sized lot in the desirable community of Spruce Cliff with a quick commute to the core. Immediately you will notice the chic curb appeal and upon entering, the high ceilings and abundance of windows flooding the home with natural light. The main floor features wide-plank hardwood floors that seamlessly flow throughout and a thoughtfully designed floor plan which includes a front living room with cozy gas fireplace and front yard views, a spacious dining area with built-in coffee/wet bar opening to the newly updated kitchen with chic white cabinetry, Quartz countertops and backsplash, island with eating bar and Bosch appliances including induction cook top (with optional gas hook ups) and commercial hood fan. The kitchen also gives access to the private SOUTH facing composite deck and yard with low maintenance artificial turf. The living room, with second gas fireplace, mudroom with built-in lockers and a 2-piece powder room complete this space. Upstairs you will find the the primary bedroom showcasing a walk-in closet with custom organizers and a luxurious ensuite with a soaker tub, dual vanities and an oversized glass shower. The two additional generous bedrooms also come with walk-in closets and share a 4 piece bathroom. The upper floor is completed by a conveniently located and well-appointed laundry room with new washer and dryer. Downstairs, the fully







finished basement, with infloor heat, consists of a large open family room with wet bar and 4th bedroom with walk-in closet and 3 piece ensuite bathroom - a perfect space for guests, teenagers or nanny quarters. Additional features not to overlook: double detached garage, new on-demand inline water heater, central AC, infloor heat in both upstairs bathrooms and hail resistant shingles (2021). Ideally located within close proximity to the C-train station, Shaganappi Point Golf Course, the Douglas Fir Trail, off-leash dog park, the Bow River, Westbrook Mall and downtown. Book your showing today!

Built in 2007

Essential Information

MLS® # A2178696 Price \$1,195,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,454

Acres 0.09

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 3707 3 Avenue Sw

Subdivision Spruce Cliff

City Calgary

County Calgary

Province Alberta

Postal Code T3C 0A7

Amenities

Parking Spaces 2

Parking Double Garage Detached, Alley Access, Enclosed, Garage Door

Opener, Garage Faces Rear, On Street

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Wet Bar, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Central Air Conditioner, Bar Fridge, Window

Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Landscaped, Rectangular Lot, Back Yard, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Wood Frame, Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 26

Zoning R-CG

Listing Details

Listing Office MaxWell Canyon Creek

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