

# \$999,000 - 3536 2 Avenue Sw, Calgary

MLS® #A2216903

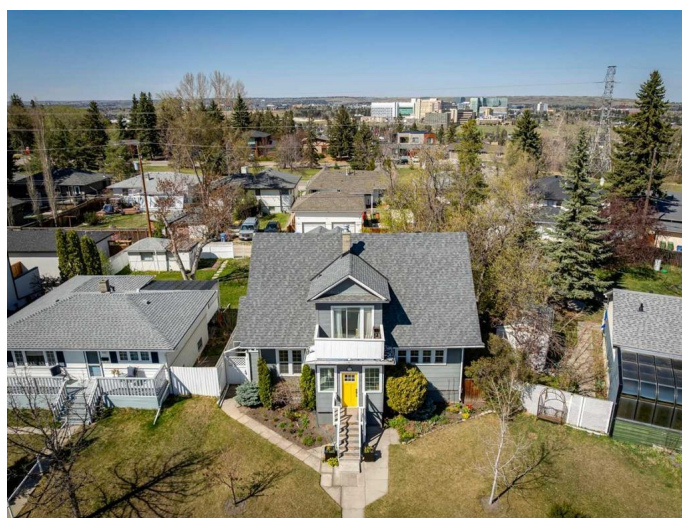
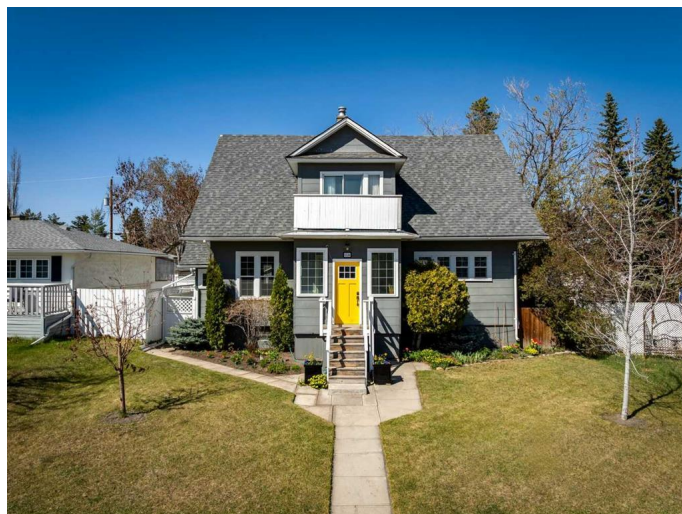
**\$999,000**

5 Bedroom, 4.00 Bathroom, 1,892 sqft

Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

This is one of those homes that makes you stop and stareâ€”in the best way. Built in 1912 and sitting proudly on a 52â€™<sup>TM</sup> x 110â€™<sup>TM</sup> lot, this Spruce Cliff classic blends timeless character with smart updates in all the right places. With just over 2850 sq ft of livable space and 5 bedrooms total, thereâ€™<sup>TM</sup>s room here for families, work-from-home setups, and guests. The main floor has incredible flowâ€”think formal dining, a cozy front living room, a sunny library/sitting area, and a renovated kitchen with granite counters and loads of charm. Upstairs youâ€™<sup>TM</sup>ll find 3 bedrooms, including a huge primary suite with its own ensuite and walk-in closet. Downstairs, the fully finished basement adds 2 more bedrooms, another full bath, and plenty of storage. Out back, the private yard is made for laid-back weekends or hosting friends, with mature landscaping, a patio, and a detached garage. And the location? Top notch. Youâ€™<sup>TM</sup>re a quick bike ride to downtown, steps to Douglas Fir trail, Shaganappi Golf Course, Edworthy Park, schools, shopping, transitâ€”everything. Homes like this rarely come up. If youâ€™<sup>TM</sup>ve been waiting for something special, this is it.



Built in 1912

## Essential Information

MLS® # A2216903

Price \$999,000

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,892       |
| Acres          | 0.13        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3536 2 Avenue Sw |
| Subdivision | Spruce Cliff     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 0A1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Granite Counters, No Smoking Home                               |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Oven |
| Heating           | Boiler, Natural Gas, Radiant   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |

Foundation                      Block

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                7  
Zoning                              R-CG

**Listing Details**

Listing Office                    eXp Realty

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