

# \$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

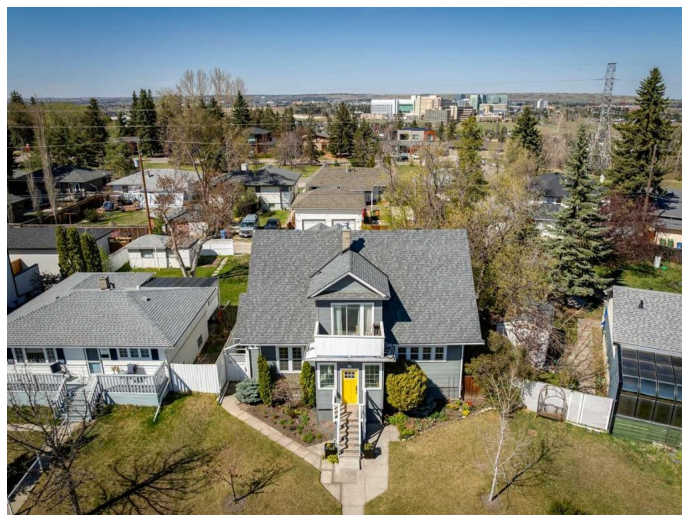
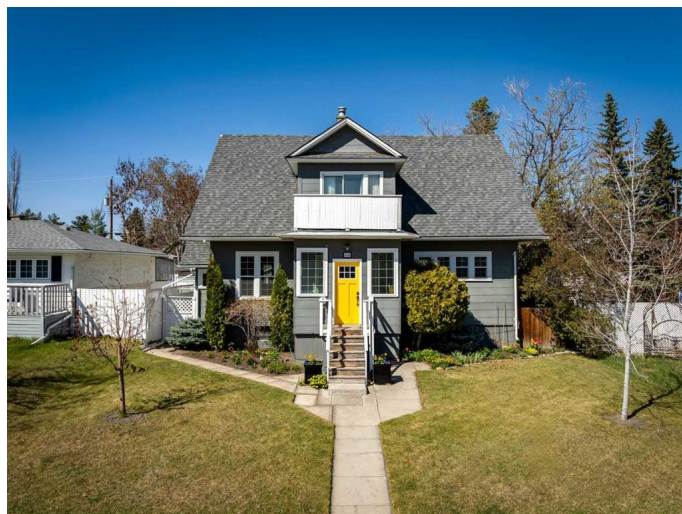
This is one of those homes that makes you stop and stareâ€”in the best way. Built in 1912 and sitting proudly on a 52â€™ x 110â€™ lot, this Spruce Cliff classic blends timeless character with smart updates in all the right places. With just over 2850 sq ft of livable space and 5 bedrooms total, thereâ€™s 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€™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€™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€™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, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
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                6  
Zoning                              R-CG

**Listing Details**

Listing Office                    eXp Realty

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