$799,000 - 3531 3 Avenue Sw, Calgary
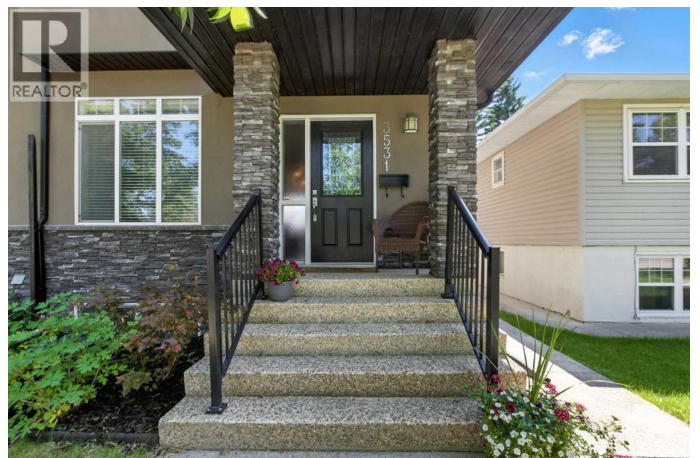
MLS® #A2255225

$799,000

3 Bedroom, 3.00 Bathroom, 1,883 sqft
Single Family on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Welcome to 3531 3 Ave SW, where refined living meets everyday comfort in the heart of Spruce Cliffâ€"one of Calgaryâ€™s most coveted inner-city neighborhoods. This beautifully designed 3-bedroom, 3.5-bath semi-detached home spans 1,883 sq ft above grade with an additional unspoiled basement awaiting your creative touch. From the moment you step inside, youâ€™re greeted by 10â€™ ceilings, elegant hardwood flooring, and an inviting front sitting room that sets the tone for the homeâ€™s sophisticated character.The thoughtfully designed open-concept layout is perfect for both entertaining and everyday living. The gourmet kitchen features a massive island with under-mount sink, granite countertops, full-height cabinetry, and high-end stainless appliances. Custom built-ins surround the family roomâ€™s gas fireplace, creating a warm and functional living space. The adjacent dining area comfortably hosts family gatherings and dinner parties, with sliding doors leading to the sun-drenched south-facing backyardâ€"ideal for relaxing on the oversized deck or hosting summer BBQs.Upstairs, you'll find three spacious bedrooms, a convenient laundry area, and a 4-piece main bath. The primary suite is a luxurious retreat featuring vaulted ceilings, a generous walk-in closet, and a spa-inspired ensuite with a deep soaker tub, oversized glass shower, and dual vanityâ€"every detail designed for comfort and elegance.While the

interior lighting is modest, natural light pours in through the home's many windows, and the south-facing backyard ensures sunlight throughout the day. The unfinished basement offers excellent ceiling height and is ready for your personal visionâ€"whether it's a home theatre, gym, additional bedroom, or legal suite (zoning permitting).This home also features a detached double garage, premium millwork, upgraded spindles, and durable finishes throughout. Located on a quiet, tree-lined street, this property is just minutes to downtown Calgary, offering exceptional walkability an d lifestyle. You're also steps from Westbrook LRT, Edworthy Park, the Douglas Fir Trail, and the Bow River Pathway system. Enjoy the proximity to Shaganappi Golf Course, Spruce Cliff Tennis & Basketball Courts, Wildflower Arts Centre, and Westbrook Mall, complete with dining, groceries, and the newly revitalized Calgary Public Library Westbrook branch.Whether you're an executive couple, growing family, or savvy buyer looking to maximize inner-city living, this timeless home delivers the perfect balance of quality, location, and lifestyle. Opportunities like this in Spruce Cliff donâ€™t come oftenâ€"schedule your private tour today and experience elevated urban living. (id:6289)

Built in 2008

Essential Information

Listing #	A2255225
Price	$799,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,883
Acres	0.07
Year Built	2008
Type	Single Family

Sub-Type	Freehold

Community Information

Address	3531 3 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C0A7

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty