

\$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

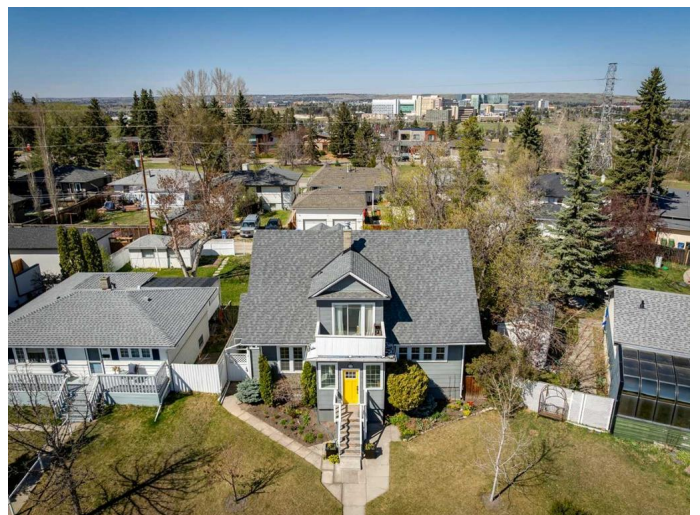
This is one of those homes that makes you stop and stareâ€™in the best way. Built in 1912 and sitting proudly on a 52â€™™ x 110â€™™ lot, this Spruce Cliff classic blends timeless character with smart updates in all the right places. With just over 2850 sq ft of livable space and 5 bedrooms total, thereâ€™™s 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 | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

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 1
Zoning R-CG

Listing Details

Listing Office eXp Realty

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