

# \$1,050,000 - 3536 2 Avenue Sw, Calgary

MLS® #A2193603

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 1,895 sqft  
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

OPEN HOUSE. 10:00 AM TO 1:00 PM  
SATURDAY MARCH 15, 2025!! What an incredible home on a full size lot in the terrific community of Spruce Cliff. This 1912 home was moved on in the the 50's and for this vintage of home has had several upgrades over the years, like windows, kitchen with stainless steal appliances and quartz counter tops, bathrooms, and so much more. Yet still retaining some of that great historical feeling. With a huge living room and grand dining room this home is a great home for entertaining . Newer wiring has also been done to accommodate the newer pot lighting. Check some of the Character pieces that give this home that historical feel. So many original doors. The Claw tub with wrap around shower. The high ceilings. DÃ©cor radiant heaters. What an incredible feeling. There has been extensive yard landscaping all around the home and especially in the back yard. It is truly a haven of delight in the spring, summer and fall. There are parks, Schools and community facilities and shopping all within walking distance. Just minutes to Downtown and the LRT. This lot is 15.88M wide so there is also a great potential for new development.. Wow this fantastic property has it all. Better see it before its gone.

Built in 1912

## Essential Information



MLS® #	A2193603
Price	\$1,050,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,895
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	T3C0A1

### Amenities

Parking Spaces	2
Parking	Off Street, Oversized, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Boiler, Natural Gas, Radiant
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Courtyard, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped

Roof	Asphalt Shingle
Construction	Asbestos
Foundation	Block

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	69
Zoning	R-C2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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