\$1,195,000 - 3707 3 Avenue Sw, Calgary

MLS® #A2178696

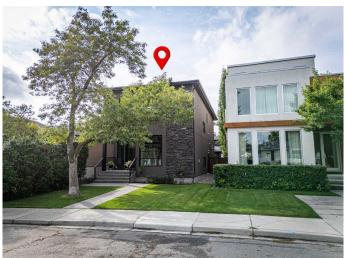
\$1,195,000

4 Bedroom, 4.00 Bathroom, 2,454 sqft Residential on 0.09 Acres

Spruce Cliff, Calgary, Alberta

Luxury meets modern in this beautifully renovated infill offering 3,589 SF of living space situated on an over-sized lot in the desirable community of Spruce Cliff with a quick commute to the core. Immediately you will notice the chic curb appeal and upon entering, the high ceilings and abundance of windows flooding the home with natural light. The main floor features wide-plank hardwood floors that seamlessly flow throughout and a thoughtfully designed floor plan which includes a front living room with cozy gas fireplace and front yard views, a spacious dining area with built-in coffee/wet bar opening to the newly updated kitchen with chic white cabinetry, Quartz countertops and backsplash, island with eating bar and Bosch appliances including induction cook top (with optional gas hook ups) and commercial hood fan. The kitchen also gives access to the private SOUTH facing composite deck and yard with low maintenance artificial turf. The living room, with second gas fireplace, mudroom with built-in lockers and a 2-piece powder room complete this space. Upstairs you will find the the primary bedroom showcasing a walk-in closet with custom organizers and a luxurious ensuite with a soaker tub, dual vanities and an oversized glass shower. The two additional generous bedrooms also come with walk-in closets and share a 4 piece bathroom. The upper floor is completed by a conveniently located and well-appointed laundry room with new washer and dryer. Downstairs, the fully







finished basement, with infloor heat, consists of a large open family room with wet bar and 4th bedroom with walk-in closet and 3 piece ensuite bathroom - a perfect space for guests, teenagers or nanny quarters. Additional features not to overlook: double detached garage, new on-demand inline water heater, central AC, infloor heat in both upstairs bathrooms and hail resistant shingles (2021). Ideally located within close proximity to the C-train station, Shaganappi Point Golf Course, the Douglas Fir Trail, off-leash dog park, the Bow River, Westbrook Mall and downtown. Book your showing today!

Built in 2007

Essential Information

MLS® # A2178696 Price \$1,195,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,454

Acres 0.09

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 3707 3 Avenue Sw

Subdivision Spruce Cliff

City Calgary

County Calgary

Province Alberta

Postal Code T3C 0A7

Amenities

Parking Spaces 2

Parking Garage Door Opener, Alley Access, Double Garage Detached,

Enclosed, Garage Faces Rear, On Street

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island,

Storage, Walk-In Closet(s), Breakfast Bar, Chandelier, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water,

Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar

Fridge, Wine Refrigerator

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance

Lot Description Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot,

Back Lane

Roof Asphalt Shingle

Construction Stone, Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 20

Zoning R-CG

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.