

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

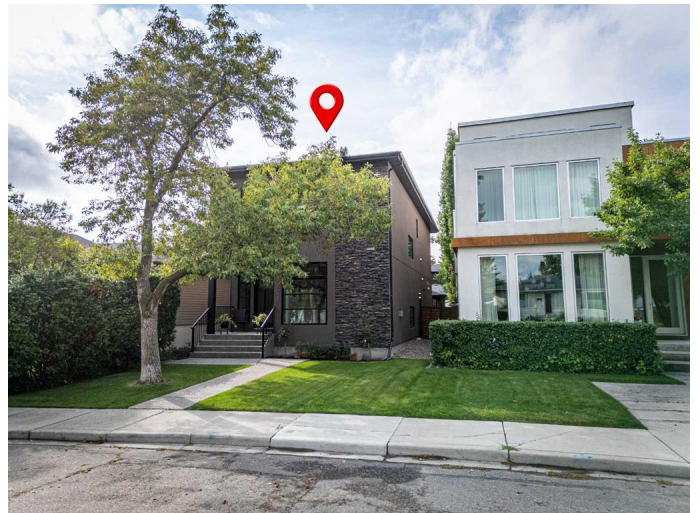
MLS® #A2178696

**\$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
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.