

\$699,900 - 3535 2 Avenue Sw, Calgary

MLS® #A2208078

\$699,900

2 Bedroom, 2.00 Bathroom, 1,108 sqft
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

Welcome to 3535 2 Avenue SW, a charming home in the desirable Spruce Cliff neighborhood! This well-maintained property offers a versatile layout, ideal for both family living and entertaining. As you enter, you'll find a bright living room, perfect for relaxing, and a separate dining room, ideal for family meals. The main level features two spacious bedrooms, providing plenty of room for comfort and privacy. The kitchen is efficiently designed, with ample cabinetry and counter space, making meal prep easy and enjoyable. A 4-piece bath completes the main floor. Downstairs, the lower level offers a spacious family room, a versatile studio, and a den, making it a perfect space for a home gym, extra storage, or a playroom. You'll also find another 4-piece bath and a laundry area, adding even more convenience and utility to this home. Situated on a quiet street with a private backyard, this home is just minutes away from downtown, parks, schools, and all the amenities you need. It's the perfect blend of comfort, space, and location. Don't miss your chance to see this beautiful home! Schedule a private showing today.

Built in 1954

Essential Information

| | |
|--------|-----------|
| MLS® # | A2208078 |
| Price | \$699,900 |



| | |
|----------------|-------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,108 |
| Acres | 0.13 |
| Year Built | 1954 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3535 2 Avenue Sw |
| Subdivision | Spruce Cliff |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0A2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | French Door, Jetted Tub, Open Floorplan |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Landscaped, Private, See Remarks |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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