

# \$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 | 74                  |
| Zoning         | R-C2                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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