

# \$735,000 - 3727 2 Avenue Sw, Calgary

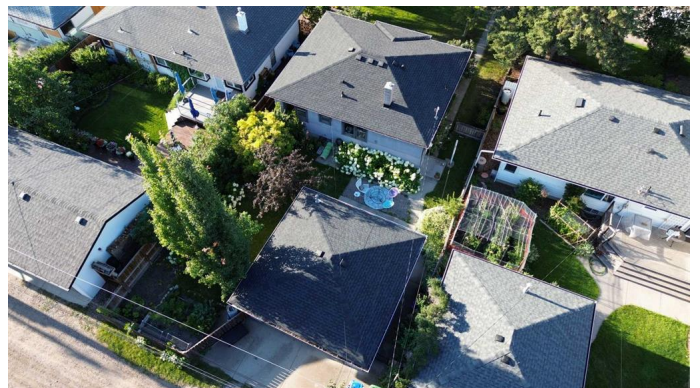
MLS® #A2248483

**\$735,000**

3 Bedroom, 1.00 Bathroom, 990 sqft  
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this well-kept family home nestled on a quiet street in desirable Spruce Cliff. Situated on a 50 x 110' lot with south facing backyard, this property offers future development potential while providing comfortable living today. Inside, you'll find beautiful solid hardwood floors, large windows, and a bright, inviting living room. The cheerful eat-in kitchen blends mid-century charm with modern updates, featuring crisp white cabinetry with sleek hardware, stainless steel appliances, open shelving, and a playful black-and-white checkered floor. The dining area is the perfect setting for casual family meals or lively dinner parties. Thoughtful touches like a movable island, abundant counter space, and direct backyard access make the kitchen both stylish and functional. Three well-sized bedrooms, each offering good closet space, share a centrally located 4-piece bathroom. Primary bedroom has extra built-in cabinets. The lower level is unspoiled with its own side entry, providing a great opportunity to develop a basement suite (subject to city approval) or create a spacious recreation area. The backyard boasts a huge double garage and plenty of room to play, garden, or simply relax in the sunshine. Located just minutes from Downtown, the Bow River pathways, golf, shopping, schools, and the West LRT, this property is a fantastic opportunity for both homeowners and investors.



Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248483    |
| Price          | \$735,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 990         |
| Acres          | 0.13        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 3727 2 Avenue Sw |
| Subdivision | Spruce Cliff     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 0A2          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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