



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3535 2 Avenue SW
Calgary, Alberta

MLS # A2322085



\$979,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,848 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

Introducing a beautifully crafted luxury home in the highly sought after community of Spruce Cliff, offering the perfect blend of modern design, premium finishes, and functional family living. Ideally situated just minutes from downtown Calgary, this residence provides exceptional access to the Bow River pathway system, Shaganappi Point Golf Course, parks, transit, and a wide range of amenities. The main floor is designed to impress with soaring ceilings, rich hardwood flooring, and a bright, open concept layout that seamlessly balances everyday comfort with elevated entertaining. At the heart of the home, the chef inspired kitchen features sleek custom cabinetry, quartz countertops, a spacious island, and ample workspace, flowing effortlessly into the dining area. A well-appointed mudroom and stylish powder room complete the level. Upstairs, the primary retreat offers a true sense of luxury with a generous walk-in closet and a spa-inspired ensuite showcasing designer tile, dual vanities, a freestanding soaker tub, and an oversized glass shower. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room provide excellent functionality for families. The fully developed basement extends the living space with a large recreation area, a fourth bedroom, a full bathroom, and additional storage perfect for guests, a home office, or multi-generational living. Throughout the home, carefully curated finishes elevate the design, including premium porcelain tile selections, marble-inspired accents, terrazzo details, and durable, low-maintenance flooring in the lower level. Custom millwork and designer lighting add warmth and sophistication throughout. Outside, enjoy a private, fully fenced backyard designed for low-maintenance living, along with a detached double garage. Located in one of Calgary's most desirable inner-city

neighborhoods, Spruce Cliff offers unmatched convenience with quick access to downtown, Edworthy Park, the Bow River, Westbrook LRT Station, schools, shopping, and dining. This is an exceptional opportunity to own a thoughtfully designed home in a prime location.