



GRASSROOTS
REALTY GROUP

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3518 3 Avenue SW
Calgary, Alberta

MLS # A2322702



\$1,149,900

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,294 sq.ft.	Age:	1954 (72 yrs old)
Beds:	7	Baths:	4
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Open Floorplan, Separate Entrance		

Inclusions: Carriage Suite Appliances: Fridge, dishwasher, Hood Fan, Electric stove, stackable washer/dryer

Welcome to this rare and versatile property situated on a large corner lot in the highly sought-after community of Spruce Cliff. Offering incredible flexibility for homeowners, investors, or multi-generational families, this unique property features a spacious bungalow, a heated triple detached garage, and a beautifully finished 810 sqft legal carriage suite above. The main home boasts a bright, open-concept floor plan filled with natural light, featuring 5 bedrooms, 2 full bathrooms, and two separate entrances, creating endless possibilities for extended family living, future suite development, or rental income potential. The inviting layout offers comfortable living spaces, generous room sizes, and a seamless flow for everyday living and entertaining. Above the garage, you'll find a stunning modern carriage suite complete with 2 bedrooms and 2 bathrooms. Thoughtfully designed with contemporary finishes, beautiful lighting, and stylish decor, this space is ideal as a mortgage helper, guest accommodation, long or short-term rental opportunity (subject to municipal regulations). The heated triple detached garage is uniquely configured with a separate double garage and single garage, each with its own door, providing exceptional flexibility for vehicles, storage, workshop space, or hobby enthusiasts. Whether you're searching for an income-generating property, a home with space for multiple generations, or a prime inner-city investment, this Spruce Cliff gem delivers unmatched value and opportunity. Just minutes from downtown, shopping, transit, parks, schools, and pathways, this is urban living at its finest. Live in one, rent the other, or maximize the income potential—this property truly has it all! Call to view