



GRASSROOTS
REALTY GROUP

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3719 2 Avenue SW
Calgary, Alberta

MLS # A2328970



\$1,115,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscaping		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-24-1-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage Disposal
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Alarm System, 2 Garage Remotes, Beverage Fridge		

WELCOME to this INCREDIBLE CUSTOM-BUILT INFILL offering 2,500 SQ FT OF DEVELOPED LIVING SPACE w/4 BEDROOMS, 3.5 BATHROOMS, AIR CONDITIONING + a HEATED/INSULATED DOUBLE DETACHED GARAGE w/200 amp (Enough power for a EV Charger), perfectly positioned on a QUIET tree-lined street in the heart of SPRUCE CLIFF!!! Built in 2024, this IMMACULATE appointed home blends TIMELESS ARCHITECTURE w/MODERN LUXURY, creating the perfect balance of ELEGANCE, COMFORT + FUNCTIONALITY. Ideal for professionals, families or anyone seeking an upscale inner-city lifestyle just minutes from Downtown, the Bow River Pathway system, Golf courses, Shopping, Schools + everyday amenities. From the moment you arrive, the STRIKING curb appeal makes a lasting first impression, feat. BEAUTIFUL gabled rooflines, MATURE trees + an INVITING covered front porch. Inside, soaring 10 ft ceilings w/speakers throughout, Wide-Plank HARDWOOD flooring + OVERSIZED windows fill the home w/natural light while showcasing the EXCEPTIONAL craftsmanship throughout. The SPACIOUS front DINING ROOM creates an elegant setting for everything from intimate dinners to holiday celebrations before seamlessly transitioning into the 'HEART of the HOME'. The SLEEK KITCHEN is designed for both everyday living + entertaining, feat. full-height cabinetry, QUARTZ COUNTERTOPS, premium SS appliances incl/a BUILT-IN OVEN + GAS COOKTOP + WINE FRIDGE, an oversized island. Just beyond, the inviting LIVING ROOM is anchored by a STUNNING MARBLE GAS FIREPLACE flanked by CUSTOM BUILT-INS, while EXPANSIVE rear windows create a seamless connection to the backyard. Step outside to the large deck complete w/a BBQ GAS LINE, creating the perfect space for summer entertaining,

evening gatherings or relaxing outdoors. A stylish 2PC BATH completes the main level. Upstairs, the PRIMARY RETREAT offers a peaceful escape, complete w/a CUSTOM WALK-IN CLOSET + a luxurious 5PC ENSUITE feat. a freestanding soaker tub, oversized glass shower + DOUBLE VANITY + HEATED FLOORS. The 2nd + 3rd additional bedrooms are SPACIOUS + serviced by a beautifully finished 4PC BATHROOM, while the upper-level LAUNDRY ROOM w/built-in sink + cabinetry adds everyday convenience. The FULLY FINISHED BASEMENT extends the living space w/an expansive RECREATION ROOM perfect for movie nights, games or entertaining, complete w/a WET BAR for effortless hosting. A LARGE 4th bedroom w/WALK-IN CLOSET, another full 4 PC BATHROOM + excellent storage make this level ideal for guests, teenagers or multi-generational living. Outside, the fully fenced backyard offers low-maintenance landscaping, a SPECTACULAR gathering space + direct access to the GARAGE. Located in one of Calgary's most desirable inner-city communities, you'll enjoy quick access to Edworthy Park, Shaganappi Golf Course, the Bow River pathways, Westbrook LRT, excellent schools + an easy downtown commute. This is more than a home—it's a SOUGHT AFTER lifestyle where CONVENIENCE, LOCATION + THOUGHTFUL DESIGN come together!!!