



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3542 7 Avenue SW
Calgary, Alberta

MLS # A2334307



\$969,900

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	TV mount(s), Built in Cappuccino Maker, Gas BBQ, Custom Drapes in Primary Bedroom		

A custom two storey on a quiet corner in Spruce Cliff, thoughtfully designed and beautifully maintained across three finished levels, with windows and skylights throughout that fill the home with natural light. The main floor is open and bright, with maple hardwood and 9-foot ceilings that carry throughout. A dining area sits at the front of the home, flowing into a central kitchen with quartz counters, a large waterfall island, and built-in Bosch appliances including an induction cooktop and cappuccino maker. Beyond, the living area is anchored by a gas fireplace, with a back entry leading out to a private, fully fenced yard with a low-maintenance Duradeck and six-zone irrigation. A half bath completes the level, and a double detached garage with its own driveway off the street rounds out the space, a rare convenience on an inner-city lot. Upstairs, the primary suite is a true retreat, pairing a walk-in closet with a five-piece ensuite, heated floors, double sinks, an oversized shower, and a freestanding soaker tub. Two further bedrooms, a four-piece bath, upper-level laundry, and a flexible bonus space complete the level, with skylights keeping it bright. The finished basement adds a fourth bedroom, a four-piece bath, a spacious rec room, and generous storage, kept warm year-round by hydronic in-floor heating. Recent updates take care of the big items too, a new tankless hot water and in-floor heating system, fresh paint inside and out, and a radon mitigation system already in place. Minutes from the best of the west side, walking distance to the C-Train and Westbrook Mall, close to French immersion schools, Shaganappi golf, and the Douglas Fir Trail, with downtown just a short drive away. A rare offering in one of Calgary's most connected inner-city communities.

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