



GRASSROOTS
REALTY GROUP

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3519 3 Avenue SW
Calgary, Alberta

MLS # A2348094



\$1,169,900

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Skylight(s), Stone Counters, Walk-In Closet(s), Wired for Sound

Inclusions: Hanging Ceiling Shelf in Garage, Window Coverings

Open House: Sat 3pm-6pm Welcome to Spruce Cliff — one of Calgary's true inner-city gems, where this exceptional home awaits. This modern family 4-bedroom, 4 bathroom plus office and gym, delivers the perfect blend of quality craftsmanship and everyday comfort, boasting amazing curb appeal with beautifully landscaped grounds and an acrylic smooth stucco and stone exterior. Built in 2012 on a premium street, this oversized infill sits on a 31 x 125 ft lot and offers nearly 3,500 sq. ft. of thoughtfully designed living space, with plenty of room for the whole family. The functional main floor is sun-drenched with south-facing, double-glazed windows that flood the open concept kitchen, dining area, and family room with natural light. A large walk-in closet greets you at the front entrance, while a convenient mudroom/closet at the back entrance offers everyday practicality — ideal for a busy family. The gourmet kitchen features flat panel cabinetry, quartz countertops, an oversized island, a dedicated pantry, and high-end stainless steel appliances — a dream space for everyday living and entertaining alike. The family room offers a cozy fireplace, adding warmth and character to the main living space. Engineered hardwood flows throughout the main floor, with tile finishing the entrance and bathroom areas for a polished touch. Rounding out this level, a bright main floor office (or formal dining room) with custom built in shelving provides a functional space to work from home, alongside a convenient powder room. Upstairs offers 3 spacious bedrooms finished with plush carpet for a warm, comfortable feel, and a skylight that fills the space with natural light. The primary bedroom is a true retreat, featuring a large window, a spa-like ensuite with a soaker tub, oversized shower, heated tile floors, and private water closet, along with a walk-in closet

complete with custom built-ins. The 2 secondary bedrooms are large and offer oversized closets. The upper level is complete with an additional bathroom and a convenient laundry room equipped with cabinets, countertop and sink. The fully developed lower level adds even more versatile living space, including a 4th bedroom with a walk-in closet, full bathroom, dedicated gym, and a wet bar — perfect for guests, extended family, workouts, or entertaining. A built-in sound system runs throughout the home, adding to its everyday comfort and entertainment value. Outside, the south-facing, fully-fenced backyard is perfect for outdoor living. An aggregate walkway leads from the front of the home, carrying through to a matching aggregate patio in the backyard. Low maintenance artificial turf keeps upkeep to a minimum, while a side space next to the garage is yours to imagine — storage, a kids' play area, a putting green, or whatever suits your lifestyle. A double detached garage completes the package. Located in one of Calgary's most sought-after inner-city communities, this home delivers on every level. Book you private showing today.