

**3705 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2302599**



**\$940,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Sump Pump(s), Track Lighting

**Inclusions:** window coverings

Welcome to this stunning four-bedroom, 3.5-bathroom home in the sought-after inner-city community of Spruce Cliff. Perfectly positioned mid-block on a quiet street, this beautifully designed property offers a sunny south-facing backyard and is just a 10-minute commute to downtown, with easy access to Westbrook amenities, the C-Train, shopping, and nearby golf courses. Offering over 2,300 sq. ft. of developed living space, the open-concept main floor features 9-foot ceilings, wide-plank hardwood flooring, and an abundance of natural light from large windows. The modern kitchen is a true showpiece, complete with a large quartz island, floor-to-ceiling cabinetry, and stainless steel appliances. The inviting great room includes custom built-ins and a gas fireplace, while the functional mudroom leads out to a spacious deck—perfect for entertaining. Upstairs, the luxurious primary suite offers a spa-inspired ensuite with a stunning walk-in shower (roughed-in for steam), a soaker tub, and double vanity. Heated floors are featured in all full bathrooms, adding an extra touch of comfort. The upper level also includes a beautiful skylight that enhances the bright and airy feel. The fully finished basement is designed for both relaxation and entertainment, featuring in-floor heating, a built-in wet bar, roughed in home theatre system, a large bedroom, and an additional four-piece bathroom. Additional highlights include two decks, a double detached garage, roughed-in A/C, landscaped yard, and exceptional curb appeal. Ideally located near Edworthy Park with access to scenic walking and biking paths, this home offers the perfect blend of modern luxury and inner-city convenience.