

**3536 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2216903**



**\$999,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Boiler, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, No Smoking Home		

**Inclusions:** N/A

This is one of those homes that makes you stop and stare—in the best way. Built in 1912 and sitting proudly on a 52' x 110' lot, this Spruce Cliff classic blends timeless character with smart updates in all the right places. With just over 2850 sq ft of livable space and 5 bedrooms total, there's room here for families, work-from-home setups, and guests. The main floor has incredible flow—think formal dining, a cozy front living room, a sunny library/sitting area, and a renovated kitchen with granite counters and loads of charm. Upstairs you'll find 3 bedrooms, including a huge primary suite with its own ensuite and walk-in closet. Downstairs, the fully finished basement adds 2 more bedrooms, another full bath, and plenty of storage. Out back, the private yard is made for laid-back weekends or hosting friends, with mature landscaping, a patio, and a detached garage. And the location? Top notch. You're a quick bike ride to downtown, steps to Douglas Fir trail, Shaganappi Golf Course, Edworthy Park, schools, shopping, transit—everything. Homes like this rarely come up. If you've been waiting for something special, this is it.