

# \$735,000 - 3727 2 Avenue Sw, Calgary

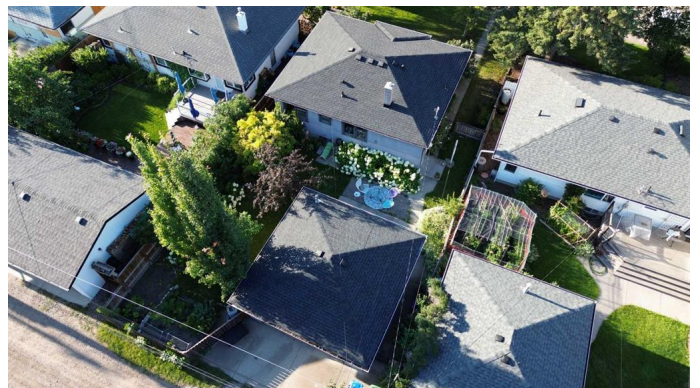
MLS® #A2248483

## \$735,000

3 Bedroom, 1.00 Bathroom, 990 sqft  
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this well-kept family home nestled on a quiet street in desirable Spruce Cliff. Situated on a 50 x 110' lot with south facing backyard, this property offers future development potential while providing comfortable living today. Inside, you'll find beautiful solid hardwood floors, large windows, and a bright, inviting living room. The cheerful eat-in kitchen blends mid-century charm with modern updates, featuring crisp white cabinetry with sleek hardware, stainless steel appliances, open shelving, and a playful black-and-white checkered floor. The dining area is the perfect setting for casual family meals or lively dinner parties. Thoughtful touches like a movable island, abundant counter space, and direct backyard access make the kitchen both stylish and functional. Three well-sized bedrooms, each offering good closet space, share a centrally located 4-piece bathroom. Primary bedroom has extra built-in cabinets. The lower level is unspoiled with its own side entry, providing a great opportunity to develop a basement suite (subject to city approval) or create a spacious recreation area. The backyard boasts a huge double garage and plenty of room to play, garden, or simply relax in the sunshine. Located just minutes from Downtown, the Bow River pathways, golf, shopping, schools, and the West LRT, this property is a fantastic opportunity for both homeowners and investors.



Built in 1954

## Essential Information

MLS® #	A2248483
Price	\$735,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3727 2 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0A2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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