

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

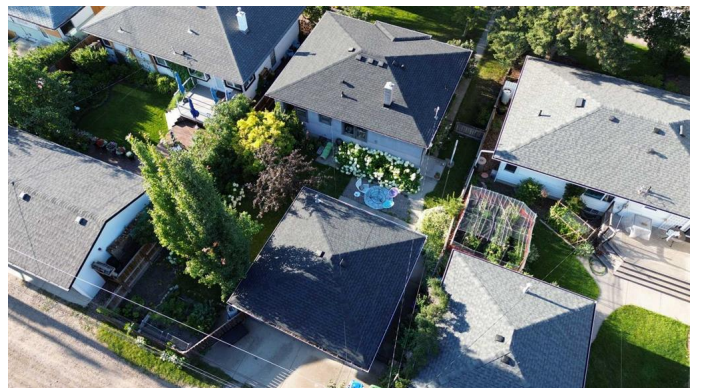
MLS® #A2248483

\$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	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.