

3812 3 Avenue SW
Calgary, Alberta

MLS # A2172739



\$949,999

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	1959 (65 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Street Lighting		

Heating:	Baseboard, High Efficiency	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Steam Room, Storage, Vinyl Windows		
Inclusions:	Garage Door Opener(s)		

Welcome to 3812 3 Avenue SW in the sought-after community of Spruce Cliff! This fully renovated corner-lot home offers a unique investment opportunity with a rare legal suit, perfect for generating rental income or providing space for extended family. Enjoy luxurious living with quartz countertops, luxury vinyl flooring, brand-new appliances upstairs and down, and a modern open-concept design that complements its contemporary feel. All electrical and plumbing are newly upgraded for peace of mind. The house is ideally situated just steps from Edworthy Park, with easy access to schools, shopping, and a quick 5-minute commute to downtown Calgary. With its blend of modern finishes and a prime location, this home is designed for comfortable living and long-term value. Book your showing today!