



**GRASSROOTS**  
REALTY GROUP

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**3531 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2231351**



**\$825,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,883 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

Welcome to 3531 3 Ave SW, where refined living meets everyday comfort in the heart of Spruce Cliff—one of Calgary's most coveted inner-city neighborhoods. This beautifully designed 3-bedroom, 3.5-bath semi-detached home spans 1,883 sq ft above grade with an additional unspoiled basement awaiting your creative touch. From the moment you step inside, you're greeted by 10' ceilings, elegant hardwood flooring, and an inviting front sitting room that sets the tone for the home's sophisticated character. The thoughtfully designed open-concept layout is perfect for both entertaining and everyday living. The gourmet kitchen features a massive island with under-mount sink, granite countertops, full-height cabinetry, and high-end stainless appliances. Custom built-ins surround the family room's gas fireplace, creating a warm and functional living space. The adjacent dining area comfortably hosts family gatherings and dinner parties, with sliding doors leading to the sun-drenched south-facing backyard—ideal for relaxing on the oversized deck or hosting summer BBQs. Upstairs, you'll find three spacious bedrooms, a convenient laundry area, and a 4-piece main bath. The primary suite is a luxurious retreat featuring vaulted ceilings, a generous walk-in closet, and a spa-inspired ensuite with a deep soaker tub, oversized glass shower, and dual vanity—every detail designed for comfort and elegance. While the interior lighting is modest, natural light pours in through the home's many windows, and the south-facing backyard ensures sunlight throughout the day. The unfinished basement offers excellent ceiling height and is ready for your personal vision—whether it's a home theatre, gym, additional bedroom, or legal suite (zoning permitting). This home also features a

detached double garage, premium millwork, upgraded spindles, and durable finishes throughout. Located on a quiet, tree-lined street, this property is just minutes to downtown Calgary, offering exceptional walkability and lifestyle. You're also steps from Westbrook LRT, Edworthy Park, the Douglas Fir Trail, and the Bow River Pathway system. Enjoy the proximity to Shaganappi Golf Course, Spruce Cliff Tennis & Basketball Courts, Wildflower Arts Centre, and Westbrook Mall, complete with dining, groceries, and the newly revitalized Calgary Public Library Westbrook branch. Whether you're an executive couple, growing family, or savvy buyer looking to maximize inner-city living, this timeless home delivers the perfect balance of quality, location, and lifestyle. Opportunities like this in Spruce Cliff don't come often—schedule your private tour today and experience elevated urban living.