

# \$699,900 - 3535 2 Avenue Sw, Calgary

MLS® #A2208078

**\$699,900**

2 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.13 Acres

Spruce Cliff, Calgary, Alberta

Welcome to 3535 2 Avenue SW, a charming home in the desirable Spruce Cliff neighborhood! This well-maintained property offers a versatile layout, ideal for both family living and entertaining. As you enter, you'll find a bright living room, perfect for relaxing, and a separate dining room, ideal for family meals. The main level features two spacious bedrooms, providing plenty of room for comfort and privacy. The kitchen is efficiently designed, with ample cabinetry and counter space, making meal prep easy and enjoyable. A 4-piece bath completes the main floor. Downstairs, the lower level offers a spacious family room, a versatile studio, and a den, making it a perfect space for a home gym, extra storage, or a playroom. You'll also find another 4-piece bath and a laundry area, adding even more convenience and utility to this home. Situated on a quiet street with a private backyard, this home is just minutes away from downtown, parks, schools, and all the amenities you need. It's the perfect blend of comfort, space, and location. Don't miss your chance to see this beautiful home! Schedule a private showing today.

Built in 1954

## Essential Information

MLS® #	A2208078
Price	\$699,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3535 2 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0A2

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	French Door, Jetted Tub, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Private, See Remarks
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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