

**3727 2 Avenue SW
Calgary, Alberta**

MLS # A2248483



\$735,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Ikea Wardrobe unit in Master Bedroom, Ikea book cases (white and dark brown) in kitchen, spice racks in kitchen, magnetic knife rack in kitchen, white Ikea shelves in kitchen, island in kitchen, TV mounts in living room and office, shelf above TV in living room, Ikea black hooks in Master Bedroom, Ikea boot/shoe drawers in back stairs, book shelf at the base of the stairs in basement, laundry sink in basement (untested), shower curtains and rods, tool bench/table in garage, gas heater in garage (untested), wooden cabinet and shelving in garage, window blinds and one (1) garage door opener.

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.