

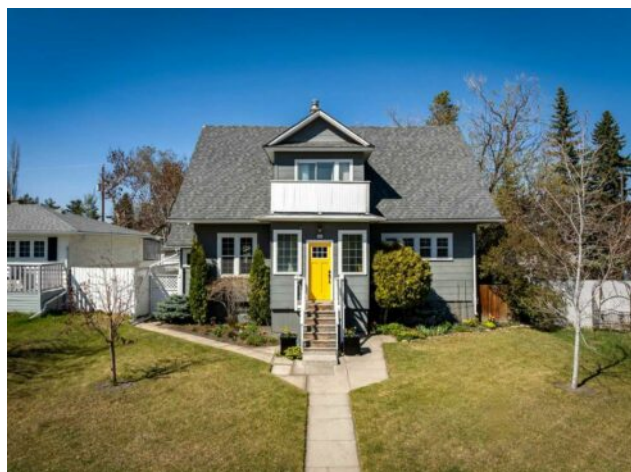


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

3536 2 Avenue SW  
Calgary, Alberta

MLS # A2216903



**\$999,000**

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	Age:	1912 (113 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Boiler, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Bookcases, Granite Counters, No Smoking Home		

Inclusions: N/A

This is one of those homes that makes you stop and stare—in the best way. Built in 1912 and sitting proudly on a 52' x 110' lot, this Spruce Cliff classic blends timeless character with smart updates in all the right places. With just over 2850 sq ft of livable space and 5 bedrooms total, there's room here for families, work-from-home setups, and guests. The main floor has incredible flow—think formal dining, a cozy front living room, a sunny library/sitting area, and a renovated kitchen with granite counters and loads of charm. Upstairs you'll find 3 bedrooms, including a huge primary suite with its own ensuite and walk-in closet. Downstairs, the fully finished basement adds 2 more bedrooms, another full bath, and plenty of storage. Out back, the private yard is made for laid-back weekends or hosting friends, with mature landscaping, a patio, and a detached garage. And the location? Top notch. You're a quick bike ride to downtown, steps to Douglas Fir trail, Shaganappi Golf Course, Edworthy Park, schools, shopping, transit—everything. Homes like this rarely come up. If you've been waiting for something special, this is it.