# 3719 2 Avenue SW

Calgary | Active | MLS® A2328970

**$1,075,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2024** | **1,772.05 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

MOVE-IN READY + QUICK POSSESSION AVAILABLE!!! WELCOME to this INCREDIBLE 2024 CUSTOM-BUILT INFILL offering 2,500 SQ. FT. OF DEVELOPED LIVING SPACE w/4 BEDROOMS, 3.5 BATHROOMS, AIR CONDITIONING + a HEATED, INSULATED DOUBLE DETACHED GARAGE w/200-AMP SERVICE, offering power capacity for a future EV charger!!! Perfectly positioned on a QUIET, TREE-LINED STREET in the heart of SPRUCE CLIFF, this IMMACULATE home blends TIMELESS ARCHITECTURE w/MODERN LUXURY, ELEGANCE + EVERYDAY FUNCTIONALITY. Ideal for professionals + families seeking an UPSCALE INNER-CITY LIFESTYLE minutes from DOWNTOWN, PARKS, GOLF, SHOPPING + SCHOOLS! STRIKING CURB APPEAL welcomes you w/BEAUTIFUL GABLED ROOFLINES, MATURE TREES + an INVITING COVERED FRONT PORCH. Inside, SOARING 10' CEILINGS, BUILT-IN SPEAKERS, WIDE-PLANK HARDWOOD FLOORS + OVERSIZED WINDOWS fill the home w/NATURAL LIGHT while showcasing EXCEPTIONAL CRAFTSMANSHIP!!! The SPACIOUS FRONT DINING ROOM sets the stage for intimate dinners + holiday celebrations before flowing into the HEART OF THE HOME. The SLEEK GOURMET KITCHEN impresses w/FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES incl/a BUILT-IN OVEN, GAS COOKTOP + WINE FRIDGE, plus an OVERSIZED ISLAND ideal for gathering! Beyond, the INVITING LIVING ROOM features a STUNNING MARBLE GAS FIREPLACE framed by CUSTOM BUILT-INS + EXPANSIVE REAR WINDOWS overlooking the backyard. Step onto the LARGE DECK w/BBQ GAS LINE, perfect for SUMMER ENTERTAINING + relaxing outdoors. A stylish 2-PC BATH completes the main floor. Upstairs, the LUXURIOUS PRIMARY RETREAT offers a PRIVATE ESCAPE w/CUSTOM WALK-IN CLOSET + SPA-INSPIRED 5-PC ENSUITE featuring a FREESTANDING SOAKER TUB, OVERSIZED GLASS SHOWER, DOUBLE VANITY + HEATED FLOORS! TWO ADDITIONAL SPACIOUS BEDROOMS share a BEAUTIFULLY FINISHED 4-PC BATH, while the UPPER-LEVEL LAUNDRY ROOM w/BUILT-IN SINK + CABINETRY adds convenience. The FULLY FINISHED BASEMENT delivers an EXPANSIVE RECREATION ROOM for MOVIE NIGHTS, GAMES + ENTERTAINING, complete w/a WET BAR! A LARGE 4TH BEDROOM w/WALK-IN CLOSET, 4-PC BATH + EXCELLENT STORAGE create a welcoming space for guests, teenagers or extended family! Outside, the FULLY FENCED BACKYARD offers LOW-MAINTENANCE LANDSCAPING, a BEAUTIFUL OUTDOOR GATHERING SPACE + direct access to the HEATED DOUBLE GARAGE. Enjoy an UNBEATABLE LOCATION near EDWORTHY PARK, SHAGANAPPI GOLF COURSE, BOW RIVER PATHWAYS, WESTBROOK LRT, SCHOOLS + an EASY DOWNTOWN COMMUTE. Every detail has been THOUGHTFULLY CONSIDERED, from the OPEN MAIN FLOOR to the FLEXIBLE LOWER LEVEL that gives everyone room to spread out. Whether hosting friends around the KITCHEN ISLAND, unwinding beside the FIREPLACE or enjoying a quiet morning on the COVERED PORCH, this home delivers the SPACE + STYLE to elevate everyday life. NO WAITING FOR CONSTRUCTION-simply MOVE IN + ENJOY this NEAR-NEW HOME in an ESTABLISHED INNER-CITY COMMUNITY!!! BEAUTIFULLY FINISHED, MOVE-IN READY + AVAILABLE FOR QUICK POSSESSION-SPRUCE CLIFF LIFESTYLE STARTS HERE!!!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2328970 |
| **Bedrooms** | 4 |

| | |
|---|---|
| **Bathrooms** | 4 |
| **Year Built** | 2024 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,772.05 sq. ft. |
| **Main Level Finished Area:** | 817.19 sq. ft. |
| **Upper Level Finished Area:** | 954.86 sq. ft. |
| **Below Grade Finished Area:** | 730.49 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 2,755 sq. ft. |
| **Lot Frontage:** | 24'11" |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2024 (Age: 2) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |

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|---|---|
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2211243 |
| **Heating:** | High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Cement Fiber Board, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile, Hardwood, Vinyl |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room, Marble |
| **Utilities:** | Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Electric Dryer Hookup, Laundry Room, Sink, Upper Level, Washer Hookup |
| **City Quadrant:** | Southwest |
| **Community:** | Spruce Cliff |

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|---|---|
| **Appliances:** | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| **Inclusions:** | Alarm System, 2 Garage Remotes, Beverage Fridge |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 14'9" × 11'11" · |
| **Main Floor** | Kitchen · 16'1" × 9'6" · |
| **Main Floor** | Dining Room · 15'7" × 9'11" · |
| **Main Floor** | Foyer · 8' × 5'5" · |
| **Main Floor** | Entrance · 6'11" × 4' · |
| **2nd Floor** | Bedroom - Primary · 15'11" × 12'6" · |
| **2nd Floor** | Walk-In Closet · 6'6" × 5'3" · |
| **2nd Floor** | Bedroom · 11'6" × 10'8" · |
| **2nd Floor** | Walk-In Closet · 4'11" × 3'8" · |
| **2nd Floor** | Bedroom · 10'6" × 10'1" · |
| **2nd Floor** | Laundry · 8'3" × 5'5" · |
| **Basement** | Game Room · 16'1" × 14'6" · |
| **Basement** | Bedroom · 11'4" × 8'5" · |
| **Basement** | Walk-In Closet · 7'4" × 5'7" · |
| **Basement** | Other · 6'4" × 3' · |
| **Basement** | Furnace/Utility Room · 9' × 4'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | BBQ gas line, Lighting, Private Yard |

| | |
|---|---|
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | R-C2 |
| **Listed Date:** | Jul 17, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3719-2-avenue-sw-calgary-a2328970/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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