3812 3 Avenue SW

Calgary | Active | MLS® A2345324

$1,025,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1959**	**1,246.54 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Inner city living in the amazingly established community of Spruce Cliff with this FULLY RENOVATED + LEGALLY SUITED oversized bungalow! Welcome to this beautifully & completely updated home, offering modern finishes, versatile living space, and an unbeatable location. The main floor features a bright open-concept layout, spacious kitchen with quartz countertops. PERFECT for this relaxing coffee inspired mornings that can turn into memorable family get togethers and dinners! Luxury vinyl flooring, 3 bedrooms, a 5-piece bath, plus a convenient 2-piece bath with laundry. The LEGAL LOWER SUITE with PRIVATE ENTRANCE offers 2 additional bedrooms, a full kitchen, 5-piece bathroom, and laundry-perfect for extended family or rental income. Shingles, windows, Electrical and plumbing have been redone throughout for added peace of mind. Sewer line and water main have also been replaced! Just steps to Edworthy Park, close to schools, shopping, transit, golf and only minutes to downtown!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345324
Bedrooms	5
Bathrooms	3
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,246.54 sq. ft.
Main Level Finished Area:	1,246.54 sq. ft.
Acreage:	No

Lot Area:	4,994 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	1476HJ
Heating:	Baseboard, Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level, Main Level
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Dishwasher, Dryer, European Washer/Dryer Combination, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Kitchen · 14' × 10'6" ·
Main Floor	Dining Room · 12'8" × 8'3" ·
Main Floor	Living Room · 17'3" × 12'5" ·
Main Floor	Bedroom - Primary · 12'4" × 11'4" ·
Main Floor	Bedroom · 11'3" × 10'3" ·
Main Floor	Bedroom · 11' × 8'7" ·
Basement	Kitchen · 12'1" × 9'5" ·
Basement	Dining Room · 9'5" × 6' ·
Basement	Living Room · 14' × 12'1" ·
Basement	Bedroom · 16'5" × 10'9" ·
Basement	Bedroom · 13'5" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Front Porch, Patio

Lot Features:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3812-3-avenue-sw-calgary-a2345324/

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

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