



## 3546 2nd Avenue Calgary Alberta

\$1,089,000

Discover this move-in ready, beautifully designed semi-detached home in the sought-after community of Spruce Cliff. With two bedrooms in the main unit and an additional bedroom in the fully legal, self-contained lower suite, this home blends high-quality craftsmanship with modern functionality. Key Features: Prime Location: Centrally located, within walking distance of schools, parks, shopping, and the LRT, making city commutes and weekend getaways a breeze. Chef's Kitchen: Step into an impressive kitchen featuring a massive center island with plenty of seating--perfect for entertaining! Outfitted with premium FRIGIDAIRE appliances, including a fridge, stove, and microwave, this space will delight any home chef. Two Primary Bedrooms Upstairs: Both primary bedrooms offer large walk-in closets, and private 4-piece en-suites, complete with stylish counter-to-ceiling mirrors. Lower-Level Legal Suite: The fully legal, self-contained suite is ideal as an in-law or nanny suite, or for added rental income. It includes its own laundry room, furnace, and hot water tank. This suite also has its own FRIGIDAIRE appliances, large windows for abundant natural light, and private front and back patio entrances--an exceptional feature that adds flexibility and appeal. Additional Highlights: Private Outdoor Spaces: Enjoy both front and back patios for the lower suite--ideal for outdoor relaxation in a peaceful, private setting. Double Detached Garage: A 2-car garage offers convenience and additional storage space. This well-appointed, thoughtfully designed home is perfect for families looking to settle down or for investors seeking a valuable property in a prime location. Don't miss your chance to own this beautiful home in Spruce Cliff! (id:6769)

Family room 17.17 Ft x 14.33 Ft  
Kitchen 9.33 Ft x 8.67 Ft  
Bedroom 14.67 Ft x 11.67 Ft  
Laundry room 3.42 Ft x 3.42 Ft  
4pc Bathroom 9.25 Ft x 6.50 Ft  
Furnace 8.92 Ft x 3.67 Ft  
Living room 14.42 Ft x 12.33 Ft  
Kitchen 14.17 Ft x 14.17 Ft  
Dining room 12.67 Ft x 11.00 Ft  
Foyer 8.67 Ft x 7.00 Ft

Dining room 12.67 Ft x 11.00 Ft  
2pc Bathroom 4.92 Ft x 4.00 Ft  
Storage 10.42 Ft x 3.33 Ft  
Other 5.33 Ft x 5.33 Ft  
Primary Bedroom 13.42 Ft x 10.92 Ft  
Other 9.00 Ft x 4.08 Ft  
4pc Bathroom 8.00 Ft x 6.50 Ft  
Bedroom 13.42 Ft x 10.92 Ft  
Other 10.83 Ft x 4.17 Ft

Listing Presented By:



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