



## 3812 3 Avenue Calgary Alberta

\$949,999

Welcome to 3812 3 Avenue SW in the sought-after community of Spruce Cliff! This fully renovated corner-lot home offers a unique investment opportunity with a rare legal suit, perfect for generating rental income or providing space for extended family. Enjoy luxurious living with quartz countertops, luxury vinyl flooring, brand-new appliances upstairs and down, and a modern open-concept design that complements its contemporary feel. All electrical and plumbing are newly upgraded for peace of mind. The house is ideally situated just steps from Edworthy Park, with easy access to schools, shopping, and a quick 5-minute commute to downtown Calgary. With its blend of modern finishes and a prime location, this home is designed for comfortable living and long-term value. Book your showing today! (id:6769)

Kitchen 18.00 Ft x 9.33 Ft

Living room 14.00 Ft x 12.08 Ft

Furnace 13.67 Ft x 9.50 Ft

Bedroom 16.17 Ft x 10.67 Ft

Bedroom 13.42 Ft x 11.08 Ft

5pc Bathroom 10.17 Ft x 8.67 Ft

Kitchen 14.00 Ft x 9.50 Ft

Dining room 15.83 Ft x 9.33 Ft

Living room 17.25 Ft x 16.25 Ft

Primary Bedroom 12.33 Ft x 11.33 Ft

Bedroom 11.25 Ft x 10.17 Ft

Bedroom 10.92 Ft x 8.50 Ft

2pc Bathroom 8.50 Ft x 4.92 Ft

5pc Bathroom 7.75 Ft x 7.33 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<http://nscalgarygroup.com/>



**REALTY**

**CIR**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca