



3531 3 Avenue Calgary Alberta

\$825,000

Welcome to 3531 3 Ave SW, where refined living meets everyday comfort in the heart of Spruce Cliff—one of Calgary's most coveted inner-city neighborhoods. This beautifully designed 3-bedroom, 3.5-bath semi-detached home spans 1,883 sq ft above grade with an additional unspoiled basement awaiting your creative touch. From the moment you step inside, you're greeted by 10' ceilings, elegant hardwood flooring, and an inviting front sitting room that sets the tone for the home's sophisticated character. The thoughtfully designed open-concept layout is perfect for both entertaining and everyday living. The gourmet kitchen features a massive island with under-mount sink, granite countertops, full-height cabinetry, and high-end stainless appliances. Custom built-ins surround the family room's gas fireplace, creating a warm and functional living space. The adjacent dining area comfortably hosts family gatherings and dinner parties, with sliding doors leading to the sun-drenched south-facing backyard—ideal for relaxing on the oversized deck or hosting summer BBQs. Upstairs, you'll find three spacious bedrooms, a convenient laundry area, and a 4-piece main bath. The primary suite is a luxurious retreat featuring vaulted ceilings, a generous walk-in closet, and a spa-inspired ensuite with a deep soaker tub, oversized glass shower, and dual vanity—every detail designed for comfort and elegance. While the interior lighting is modest, natural light pours in through the home's many windows, and the south-facing backyard ensures sunlight throughout the day. The unfinished basement offers excellent ceiling height and is ready for your personal vision—whether it's a home theatre, gym, additional bedroom, or legal suite (zoning permitting). This home also features a detached double garage, premium millwork, upgraded spindles, and durable finishes throughout. Located on a quiet, tree-lined street, this home is a true gem in the heart of Spruce Cliff.

2pc Bathroom 5.50 Ft x 5.08 Ft
Dining room 10.00 Ft x 11.25 Ft
Family room 9.83 Ft x 14.42 Ft
Kitchen 10.00 Ft x 17.50 Ft
Living room 15.67 Ft x 13.67 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft

5pc Bathroom 7.75 Ft x 9.92 Ft
Bedroom 9.83 Ft x 10.58 Ft
Bedroom 11.33 Ft x 13.42 Ft
Laundry room 7.33 Ft x 5.33 Ft
Primary Bedroom 14.58 Ft x 15.50 Ft
Other 4.92 Ft x 13.42 Ft

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