

\$1,275,000 - 3536 7 Avenue Sw, Calgary

MLS® #A2191490

\$1,275,000

4 Bedroom, 5.00 Bathroom, 2,882 sqft

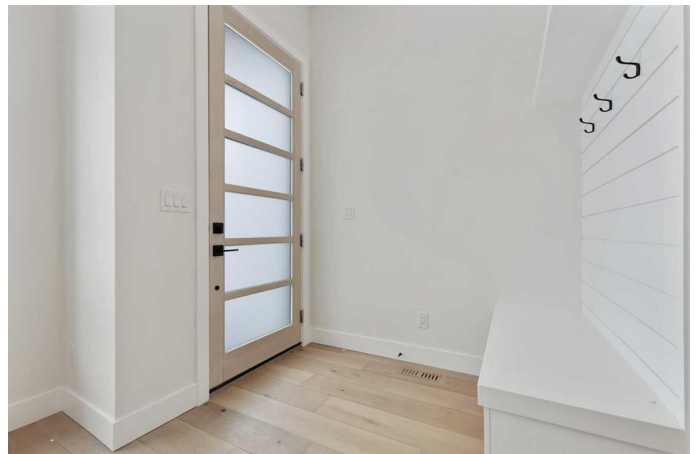
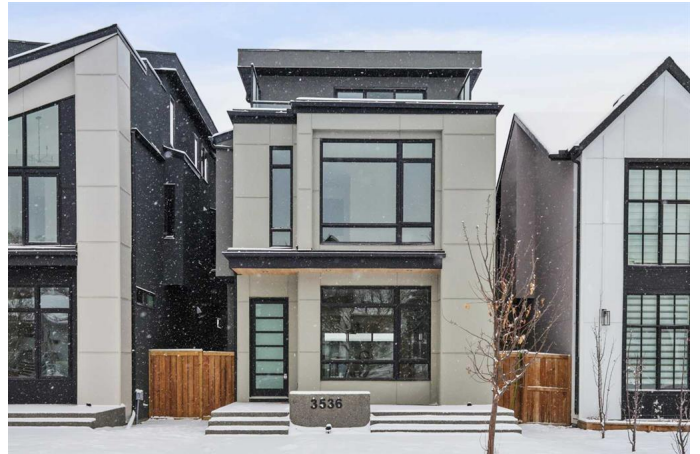
Residential on 0.08 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this brand-new three-storey infill home that offers a blend of modern luxury and exceptional convenience. Located on a scenic and quiet street in the coveted Spruce Cliff neighborhood, this home features a cutting-edge elevator that provides seamless access to all four floors, making it perfect for contemporary living. The builder is "Keshvani Group". The property is ideally situated with easy access to a variety of amenities and natural attractions.

Enter into an expansive open-concept layout, featuring 10-foot ceilings on the main floor and elegant hardwood flooring throughout. The kitchen is a true standout, showcasing teal ceiling-height cabinetry, a 12-foot waterfall-edge island, and premium JennAir appliances. The living room features a modern fireplace alongside patio doors that open up to a 10' x 20' deck in a privately fenced yard—perfect for outdoor living. Out back you will also find the double garage.

On the second floor, two generous bedrooms await, each featuring its own 5-piece ensuite bathroom and walk-in closet with built-ins. These spa-like bathrooms include dual sinks, soaking tubs, and walk-in showers with built-in benches. Ascend to the third floor via the elevator or staircase, where the primary suite provides a tranquil escape. A south-facing balcony offers the ideal spot to enjoy sunshine and city views. This impressive bedroom



includes an indulgent huge 5-piece ensuite, complete with dual steam units and shower facilities, double vanity and soaking tub. The fully finished basement adds even more living space including a fourth bedroom, a beautifully designed 4-piece bathroom, a yoga room with rubber floor and a large rec room-this is the perfect space for entertaining and hosting guests.

Residents will appreciate the convenience of being just a short drive from downtown Calgary, with easy access to a shopping centre, transit, schools, and LRT station. The Shaganappi Golf Course is also just minutes from your door.

Donâ€™t miss the chance to own this extraordinary home. Book your private showing today!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2191490 |
| Price | \$1,275,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,882 |
| Acres | 0.08 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3536 7 Avenue Sw |
| Subdivision | Spruce Cliff |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0C8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Elevator, Kitchen Island, Walk-In Closet(s), Bar, Vinyl Windows, Quartz Counters, Tankless Hot Water |
| Appliances | Dishwasher, Refrigerator, Bar Fridge, Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer |
| Heating | Forced Air, Natural Gas, In Floor Roughed-In |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Yard, BBQ gas line |
| Lot Description | Back Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle, Flat Torch Membrane |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 30th, 2025 |
| Days on Market | 84 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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