

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

MLS® #A2191490

**\$1,275,000**

4 Bedroom, 5.00 Bathroom, 2,882 sqft

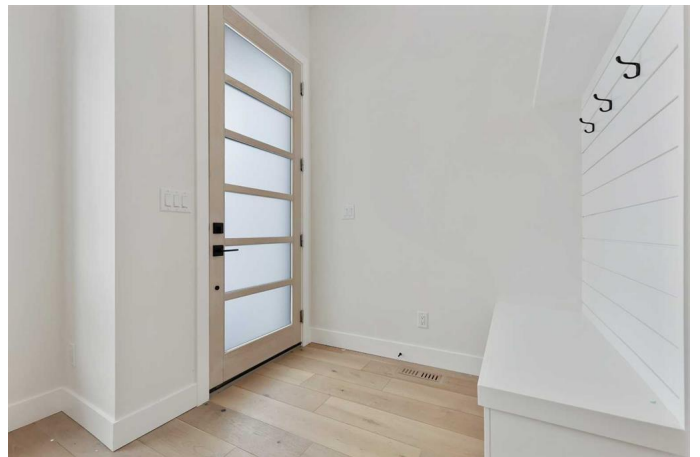
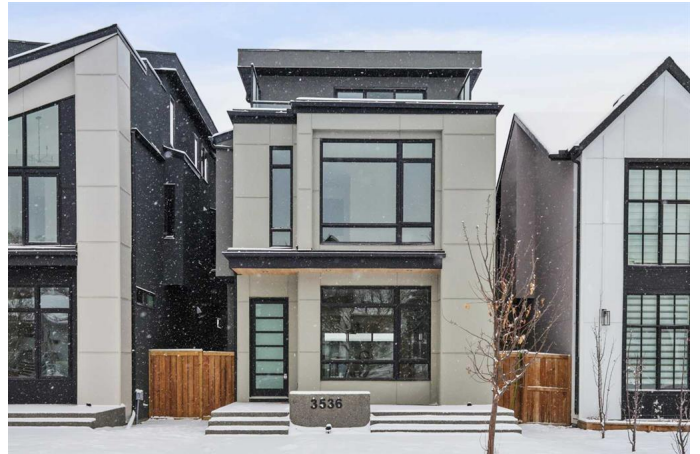
Residential on 0.08 Acres

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

### Exterior

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

### Additional Information

Date Listed	January 30th, 2025
Days on Market	90
Zoning	R-C2

### Listing Details

Listing Office	Royal LePage Mission Real Estate
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