

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

MLS® #A2191490

**\$1,275,000**

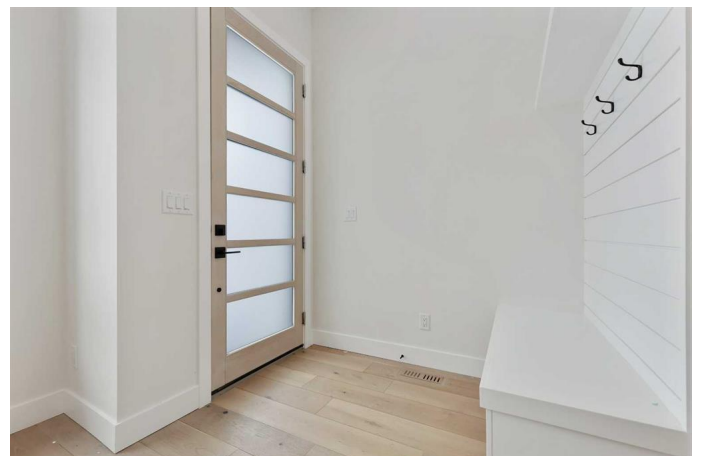
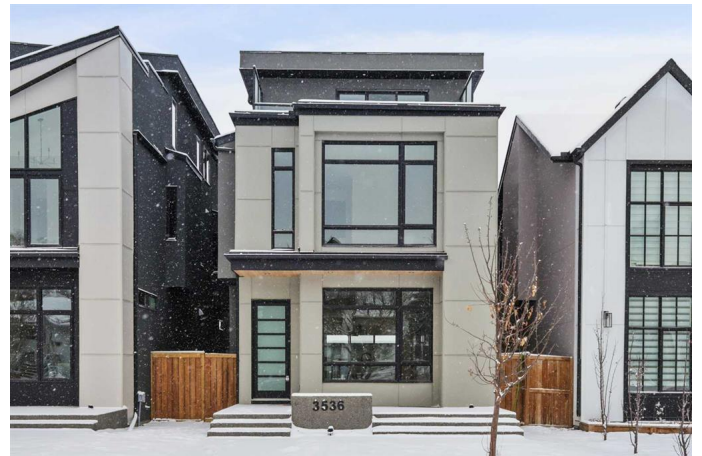
4 Bedroom, 5.00 Bathroom, 2,882 sqft  
Residential on 0.08 Acres

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.

Don'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, Elevator, Kitchen Island, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
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	67
Zoning	R-C2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.