

# \$839,900 - 3521 3 Avenue Sw, Calgary

MLS® #A2228616

**\$839,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Spruce Cliff, Calgary, Alberta

Exceptional Redevelopment Opportunity in  
Spruce Cliff!

Welcome to 3521 3 Avenue SW, a prime 50 x 120 ft lot with R-CG zoning, located on a quiet, tree-lined street in one of Calgary's most desirable inner-city communities. This parcel offers incredible potential for redevelopment, making it an ideal opportunity for builders, developers, or savvy investors.

The property is demolished and securely fenced, and the subdivision process has already begun, saving you time and accelerating the build timeline. With a clean title and no restrictive covenants, you're free to design and build with flexibility.

Situated in the heart of Spruce Cliff, this location offers unmatched convenience – just 7 minutes to downtown Calgary by car and walking distance to the Westbrook LRT station. Enjoy easy access to Shaganappi Golf Course, the Bow River pathway system, Westbrook Mall, and a variety of shops, restaurants, and cafes.

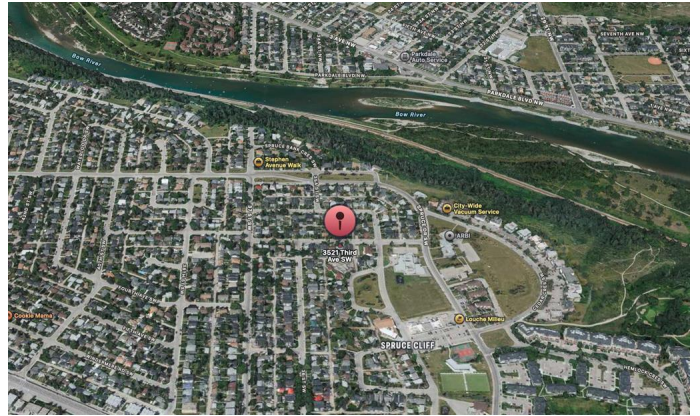
Families will appreciate the access to excellent nearby schools, including:

Wildwood School (K-6)

Vincent Massey School (7-9)

Westbrook Outreach (10-12)

Private options like Calgary Quest School and Lycee Louis Pasteur are also within reach.



Spruce Cliff is a mature, well-established neighbourhood known for its green spaces, redevelopment activity, and strong sense of community.

### Essential Information

MLS® #	A2228616
Price	\$839,900
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	3521 3 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0A7

### Additional Information

Date Listed	June 6th, 2025
Days on Market	59
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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