

\$835,000 - 3521 3 Avenue Sw, Calgary

MLS® #A2251785

\$835,000

0 Bedroom, 0.00 Bathroom,
Land on 0.14 Acres

Spruce Cliff, Calgary, Alberta

Discover the perfect canvas for your next project in the heart of Spruce Cliff – one of Calgary’s most sought-after inner-city communities. This prime 50 x 120 ft lot is zoned R-CG (Residential – Grade-Oriented Infill), offering tremendous flexibility and Redevelopment potential. Whether you’re a builder, developer, or investor, this is a rare chance to capitalize on a premium parcel in a thriving, high-demand neighbourhood. The property has already been demolished and securely fenced, with the subdivision process underway, saving you both time and cost. With a clean title and no restrictive covenants, you’re free to design and build with confidence and creativity. situated on a Quiet, tree-lined street in established Spruce Cliff, Just 7 minutes to downtown Calgary, Short walk to Westbrook LRT Station, Westbrook Mall, and a wide selection of local shops, cafes, and restaurants, Just Steps from the Bow River Pathway system and Shaganappi Golf Course, Close proximity to top-rated schools and abundant green space , Spruce Cliff is known for its vibrant mix of character homes and modern infill developments, reflecting strong community pride and ongoing renewal. With rising demand for inner-city living, this property represents a truly exceptional redevelopment opportunity in a location that continues to grow in value. Don’t miss your chance to build in one of Calgary’s most dynamic, connected, and livable communities.



Essential Information

MLS® #	A2251785
Price	\$835,000
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	August 28th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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