

\$1,200,000 - 606 38 Street Sw, Calgary

MLS® #A2245779

\$1,200,000

4 Bedroom, 2.00 Bathroom, 1,804 sqft
Residential on 0.28 Acres

Spruce Cliff, Calgary, Alberta

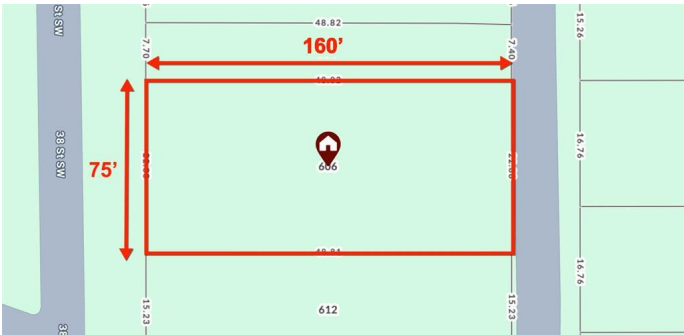
Rare opportunity to own a 75' x 160' RC-G lot in one of Calgary's most desirable inner-city communities.

This full side-by-side duplex is perfect for redevelopment, rental income, or a custom multi-unit project.

Each unit offers 2 beds, 1 bath on main floor one side has finished basement.

Steps to Shaganappi Golf Course, downtown, shopping, parks & future LRT.

Built in 1959



**75' x 160' DEVELOPMENT OPTION 1:
BUILD THREE DETACHED INFILLS**



Requires approved subdivision and development permits. Concept and sketches provided for inspirational purposes only. Not to be relied upon without independent verification.

Essential Information

MLS® #	A2245779
Price	\$1,200,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,804
Acres	0.28
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	606 38 Street Sw
Subdivision	Spruce Cliff

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T2

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	34
Zoning	R-CG

Listing Details

Listing Office	Premiere Realty Direct
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