

\$1,100,000 - 606 38 Street Sw, Calgary

MLS® #A2260008

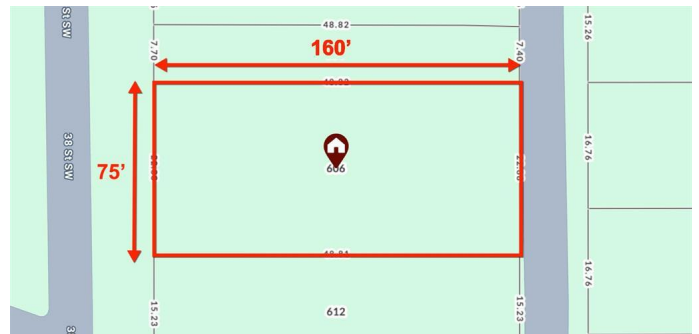
\$1,100,000

4 Bedroom, 2.00 Bathroom, 1,804 sqft

Residential on 0.28 Acres

Spruce Cliff, Calgary, Alberta

Investors* Developers* Landlords* Flippers:
This is your chance to secure a prime development site in one of Calgary's most desirable inner-city communities. The expansive ***75' x 160' RC-G ***lot offers outstanding potential for a multi-unit build, with the possibility of converting into a fourplex. The existing full side-by-side duplex provides holding income while you plan your project, with each unit offering 2 bedrooms and 1 bathroom on the main floor (one side includes a finished basement). Perfectly located just steps to Shaganappi Golf Course, parks, shopping, and minutes from downtown. Opportunities of this size and zoning in Spruce Cliff are extremely rare—don't miss it!



Built in 1959

Essential Information

MLS® #	A2260008
Price	\$1,100,000
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
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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	September 25th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Premiere Realty Direct
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